

Ref: AGT/AG/O:2610

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**MODERN B1 INDUSTRIAL/OFFICE BUILDING
3,500 sq.ft. (325.15 m²) approx**



367A FOOTSCRAY ROAD, NEW ELTHAM, SE9

LOCATION:

Situated in a central position adjoining the Beehive Public House and local shopping facilities being a short distance from New Eltham Railway Station.

DESCRIPTION:

Comprises a modern single storey industrial/business space unit to include a two storey office unit, ladies' and gent's cloakrooms/WCs and kitchen. The property is principally of brick construction under a pitched tiled roof to the office accommodation and a shallow pitched metal profile sheet roof to the industrial space. Loading is provided via two loading doors and a personnel entrance to the offices. Forecourt parking/loading area. Access to the property is via a shared right of way adjoining 367 Footscray Road.

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These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

ACCOMMODATION: (with approximate floor areas)
Ground Floor Business Space: 2,400sq.ft. (222.96m)
Ground Floor Offices: 465 sq.ft. (43.20m)
Plus ladies' and gent's cloakrooms/WCs and kitchen
First Floor Offices: 635 sq.ft. (58.99m)

Total Floor Area: approx. 3,500 sq.ft. (335.15m²)

TERMS: To be let upon a Full Repairing and Insuring Lease at terms to be agreed.

RENT: £30,000 per annum exclusive

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Greenwich that the rates payable on the premises are £9,422.62 (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

VAT: We are advised by our Clients that VAT will **not** be payable upon the rental under current legislation.

VIEWING: **STRICTLY BY ARRANGEMENT WITH THE OWNER'S AGENTS:**
LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property