

Ref: AGT/SG /0:2652



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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## **FLEXIBLE INCLUSIVE TERMS**

## **TO LET**

### **FIRST OFFICE SUITE or INDIVIDUAL OFFICES WITHIN MODERN SELF-CONTAINED OFFICE BUILDING 115 sq.ft. (10.68m<sup>2</sup>) - 700 sq.ft. (65.03m<sup>2</sup>)**



### **PROSPECT HOUSE HIGH STREET, FOOTSCRAY, SIDCUP DA14 5HN**

#### **LOCATION:**

Situated in a prominent position within the Footscray Business Area close to substantial office buildings occupied by Fujitsu, Wilmington Press plc and McBrides Accountants. There is a Lidl Supermarket diagonally opposite.

#### **DESCRIPTION:**

Comprises the first floor front section of this modern self-contained office building. At ground floor level there are ladies' and gent's cloakrooms/WCs and a kitchenette. Our clients are currently offering 4 private office areas created by full height glazed partitioning. The offices are available as single units or any combination up to 4 office areas.

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

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**ACCOMMODATION:**

(all dimensions taken at extremes)

<b>Unit 1: (Front)</b>	<b>200 sq.ft. (18.58m<sup>2</sup>)</b> 18'6 (5.64m) x 11'10 (3.61m) reducing to 9'7 (2.92m)
<b>Unit 2: (Front)</b>	<b>150 sq.ft. (13.94m<sup>2</sup>)</b> 15'8 (4.77m) x 9'7 (2.92m)
<b>Unit 3: (Rear)</b>	<b>115 sq.ft. (10.68m<sup>2</sup>)</b> 11'3 (3.43m) x 10'2 (3.10m)
<b>Unit 4: (Rear)</b>	<b>235 sq.ft. (21.83m<sup>2</sup>)</b> 19'7 (5.97m) x 13'6 (4.11m)
<b>Total floor area approx.</b>	<b>700 sq.ft. (65.03m<sup>2</sup>)</b>

**FEATURES/AMENITIES (all untested)**

- Shared gas central heating
- Fitted carpets
- Category II fluorescent lighting
- Suspended ceilings
- Window blinds
- Skirting trunking
- Full height glazed partitioning

**TERMS:**

To be let upon flexible lease terms by agreement.

**RENT:**

<b>Unit 1:</b>	<b>£520 per calendar month</b>
<b>Unit 2:</b>	<b>£500 per calendar month</b>
<b>Unit 3:</b>	<b>£415 per calendar month</b>
<b>Unit 4:</b>	<b>£460 per calendar month</b>

**BUSINESS RATES &  
SERVICE CHARGE:**

All rents are *inclusive* of business rates, gas central heating, utility services (electric and water) and contribution towards the landlord's buildings insurance premium.

**LEGAL COSTS:**

Each party is to be responsible for the payment of their own legal fees.

**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

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