

Ref: AGT/SG/0.2706

## PRELIMINARY DETAILS

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,  
Orpington, Kent. BR5 1NA  
Tel: 01889 875511 FAX: 01889 831416  
Email: [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)  
Web: [www.linays.co.uk](http://www.linays.co.uk)

**TO LET**  
**WAREHOUSE/STORAGE SPACE**  
**Approx. 3,500 sq.ft. (325.15 m<sup>2</sup>)**



**POWER HOUSE, POWERSCROFT ROAD,  
FOOTS CRAY, SIDCUP, KENT**

**LOCATION:**

Situated within the Foots Cray Business Area, Powerscroft Road is accessed via Cray Road and is only a short distance from the junction with Sidcup Road/Crittalls Corner (A20), trunk road access is thus available to the M25 motorway at Junction 3 (Swanley).

**DESCRIPTION:**

Comprises part ground floor of a modern warehouse and office building. The available accommodation offers warehouse/storage/archive space with access via sliding/folding door with loading bay/forecourt.

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:** (With approximate dimensions and floor areas)  
Irregular in shape but offering open plan floor space dimensions at extremes 72'9" x 57'5" (22.17m x 17.5m) The accommodation has the benefit of windows to the front and rear, loading bay and cloakroom/wc's.  
Internal floor area approx. 3,500 sq.ft. (325.15m<sup>2</sup>)

**TERMS:** The accommodation is to be let on an inclusive basis with the rental to include Business Rates, electric, gas and water supplies, a contribution towards the repair, decoration and maintenance of the common parts and structure and a further contribution towards the landlord's buildings insurance.

**RENT:** Instructions awaited.

**RATES PAYABLE:** The rates are to be included in the rental payable.

**LEGAL COSTS:** The ingoing tenant is to be responsible for the payment of both parties' legal fees.

**VAT:** All rents and prices quoted are exclusive of VAT which the Landlord may elect or be obliged to charge

**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