

Ref: AGT/SG/0:2897

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**OFFICE BUILDING - A2 USE
500 sq.ft. (46.45m²) approx.**



**26 KENT ROAD, ST. MARY CRAY,
ORPINGTON, KENT BR5 4AD**

LOCATION: Situated in a prominent position close to the junction with Lower Road and less than half a mile from the A224 Sevenoaks Way/Cray Avenue and the Cray Business Area.

DESCRIPTION: Comprises a self-contained mid-terraced Period office building arranged on ground and first floors with a glazed display window frontage.

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)

Ground Floor
Front office 16'6 x 11'9 (max) (5.03m x 3.58m)
Rear office 11'6 x 10'6 (3.63m x 3.20m)

Plus kitchen and cloakroom/WC.
Small rear yard.

First Floor
Front office 11'9 (max) x 10'5 (3.58m x 3.18m)
Rear office 9'2 (max) x 10'5 (2.80m x 3.18m)

Plus storage/archive area
Total area approx. 500 sq.ft. (46.45m²)

TERMS: To be let upon a full repairing and insuring lease at terms to be agreed.

RENT: **£140 per week exclusive (£7,280 pax)**

LEGAL COSTS: Each party is to be responsible for payment of their own legal fees.

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £873 (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 and service charge under current legislation.

VIEWING: **ONLY** 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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