

Ref: AGT/SG/0:2986

**SHORT TERM LETTING
UNTIL NOVEMBER 2011**

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**PROMINENT DOUBLE FRONTED GROUND FLOOR
OFFICE A2 USE ONLY**



288 COURT ROAD, MOTTINGHAM, SE9 4TU

LOCATION:

Situated in a prominent position within Mottingham Village at the junction of Court Road with Mottingham Road.

DESCRIPTION:

Comprises a ground floor lock-up office unit with the benefit of A2 professional office use. The accommodation provides an open plan office area plus cloakroom/wc. There are extensive display windows to this prominent corner position.

Please note, our Clients cannot consider alternative uses other than A2 Use

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 floor areas - please note building is irregular in shape and dimensions are taken at extremes)

Ground Floor

Maximum width approx.	19'6	(5.94m)
Maximum depth approx.	23'0	(7.01m)
Floor area approx.	470 sq.ft.	(43.66m²)

Including cloakroom/WC

TERMS:

The premises are to be sub-let upon a lease/licence expiring November, 2011. Any lease will be granted outside of the provisions of the Landlord and Tenant Act 1954.

RENT:

£150 per week (£7,800 pax).

LEGAL COSTS:

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

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Greenwich that the rates payable on the premises are £2,255.25 (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:

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