

Ref: AGT/SG/0:3044

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Web: www.linays.co.uk

SUBSTANTIAL INCENTIVES AVAILABLE
TAKE A 3 YEAR LEASE AND GET 2nd YEAR RENT FREE!

TO LET

GROUND FLOOR OFFICE/WORKSHOP UNIT
COURTYARD COMPLEX
Approx. 640 sq.ft. (59.46m²)



UNIT B CLAN WORKS, HOWARD ROAD
BROMLEY BR1 3QJ

LOCATION:

Situated to the north of Bromley Town Centre and within a predominantly residential area. Access to Clan Works is via a private driveway adjoining 1 Howard Road, Bromley.

DESCRIPTION:

Comprises a ground floor office/studio unit forming part of a mews/courtyard style complex offering a range of office and business space units principally arranged on ground and first floors with a central parking area.

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

0:3044

ACCOMMODATION:

(with approximate dimensions and floor areas)

Access via steel staircase, currently arranged to provide two working areas,

Office/workshop space approx 640 sq.ft. (59.46m²)

Ladies' and gent's cloakrooms/WCs

Features (all untested)

- **3 Phase electrical supply**
- **Carpet tiles/floor coverings**
- **Perimeter trunking**
- **Storage Heaters**
- **ONE CAR PARKING SPACE**
- **Loading Doors to Workshop**

TERMS:

To be let upon an internal repairing and insuring lease at terms to be agreed. The lease is to be granted outside of the provisions of the Landlord & Tenant Act 1954 (as amended). **The Landlord advises that substantial incentives are available, ie on a 3 year Lease, the second year will be rent free.**

RENT:

£180 per week exclusive.

LEGAL COSTS:

The ingoing tenant is to be responsible for the payment of both parties' legal fees

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £2,257.80 (2010/2011 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 or rental agreed 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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