

Ref: AGT/SG/0:3044

## INCENTIVES AVAILABLE



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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## TO LET

### GROUND FLOOR OFFICE/WORKSHOP UNIT COURTYARD COMPLEX Approx. 640 sq.ft. (59.46m<sup>2</sup>)



### 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

**O: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. (59.46m<sup>2</sup>)**  
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)

**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 £2,813 (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

**VAT:**

All prices quoted are exclusive of VAT which the Landlord/Vendor may elect or be obliged to charge

**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