

Ref: AK/TAH/0:3238

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**FIRST FLOOR OFFICE SUITE
349 sq.ft (32.41m²)**



**SUITE 2, BEXLEY HOUSE, 77A BEXLEY HIGH STREET,
BEXLEY, KENT DA5 1JX**

LOCATION:

Situated in the centre of Bexley Village close to Bexley Railway Station and public car park. Within easy reach of the A2 (Black Prince Interchange) and M25 links.

Pedestrian access in Bourne Road between "The Village Barber" and "Charcoal Grill".

DESCRIPTION:

First floor office suite.

Features:

- Fitted carpets.
- Neutral décor.
- Gas fired central heating.

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)
Room 1 - 183 sq.ft (16.99 m²)
Room 2 - 166 sq.ft (15.42m²)
Communal WC and kitchen
- TERMS:** Occupation will be granted on completion of a simple licence for a minimum term of 2 years and which can be terminated at the end of the 2 year period by giving 3 months written prior notice
- LICENCE FEE:** **£450 per calendar month exclusive (£5,400 pax)**
- SERVICE CHARGE:** 15% of the monthly licence fee - covers cost of gas, electricity, water rates and keeping the communal areas in good decorative order.
- DEPOSIT:** A deposit equivalent to 2 months licence fee will be required.
- 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 Bexley that the rates payable on the premises are **£1,117.80** (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 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