

Ref: AK/O:3239-B

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01889 875511 FAX: 01889 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

TO LET

SECOND FLOOR OFFICE SUITE 526 SQ.FT (48.87M²)



SUITE 1B, BEXLEY HOUSE, 77 BEXLEY HIGH STREET, BEXLEY, 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:

Second floor office suite.

Features:

- Fully carpeted
- Neutral décor
- Gas fired central heating
- Air conditioning (one room)

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

3239-B

ACCOMMODATION:

(with approximate dimensions and floor areas)

Second Floor:

Room 1:	174 sq.ft.	(16.17m ²)
Room 2:	66 sq.ft.	(6.13m ²)
Room 3:	134 sq.ft.	(12.45m ²)
Room 4:	53 sq.ft.	(4.92m ²)
Room 5:	99 sq.ft.	(9.20m ²)

Communal kitchen and WC

TOTAL FLOOR AREA APPROX 526 SQ.FT (48.87M²)

TERMS:

To be let upon a Licence for a minimum period of 24 months

RENT:

£600 per Calendar month plus 15% service charge to cover the cost of gas, electricity and water rates. The Tenants are liable for the payment of Business Rates. 2 months security deposit payable upon signing the Licence. 3 months notice to terminate tenancy may be given by either party at the end of the minimum period.

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 £1,327.94 (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