

Ref: MT/AK/0:3241

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**MODERN FIRST FLOOR OFFICE SUITE
TOWN CENTRE LOCATION
TOTAL FLOOR AREA APPROX. 548 SQ.FT (50.91M²)**



44A THE WALNUTS, ORPINGTON, KENT BR6 0TW

LOCATION:

Situated in a central position within The Walnuts Shopping Centre in the principle retail area and just a short distance from the High Street. In close proximity there are two multi-storey car parks and the Walnuts Leisure Centre and Swimming Pool.

DESCRIPTION:

Comprises a modern self-contained office suite at first floor level with private ground floor entrance to The Walnuts.

Features (all untested)

- Air conditioning
- Gas fired central heating
- Suspended ceiling with recessed lighting
- Carpet floor tiles
- Double glazing
- Entry phone
- Ladies' and Gent's Cloakrooms/wc's
- Private car park to the rear (1 space)
- Kitchenette
- Fire Alarm
- Intruder Alarm

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)

Entrance hall/lobby

Front Office 27'9 x 19'0 (8.46m x 5.79m)

FLOOR AREA APPROX. 477 SQ.FT (44.31M²)

Rear office 11'6 x 6'3 (3.5m x 1.9m)

FLOOR AREA APPROX. 71 SQ.FT (6.60M²)

TOTAL FLOOR AREA APPROX. 548 SQ.FT (50.91M²)

TERMS:

To be let upon a full repairing and insuring lease at terms to be agreed.

RENT:

£140 per week exclusive (£7,280 pax)

LEGAL COSTS:

The incoming 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 £3,312.01 (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