

Ref: AGT/SG/0:3250

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**MODERN OFFICE SUITE WITH PARKING
(REDECORATED AND RE-CARPETED)
1,878 SQ.FT. (174.47M²)**



29 LONDON ROAD, BROMLEY, KENT BR1 1DG

LOCATION:

29 London Road is a self-contained office building prominently located at the junction of London Road (A21) and Tweedy Road. Bromley Town Centre is within a few minutes walk, facilities including 2 mainline railway stations, the Glades Shopping Centre, Churchill Theatre and numerous other retail and leisure facilities. Bromley is a major district centre with office occupiers including RBS, Churchill Insurance, Bank of America, Cosmos Air, Phoenix Housing Association and Baker Tilly Accountants

DESCRIPTION:

We are pleased to offer a first floor office suite within this modern office building. The property includes such facilities as passenger lift, Building Manager, security systems and private car parking. The office suite offers the following facilities (all untested) and has been redecorated and re-carpeted.

- **Gas Central Heating (cost included in Service charge)**
- **Carpeted**
- **Suspended ceiling with recessed CAT II lighting**
- **Fitted blinds**
- **Perimeter trunking**
- **Passenger lift**
- **Parking (4 spaces)**

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

3250

ACCOMMODATION: (with approximate floor area)
Open plan office area with 2 private offices
1st FLOOR (REAR) 1,878 SQ.FT. (174.47M²)

TERMS: The offices are available to let on new full repairing and insuring terms, administered via a service charge. Length of lease term is open to negotiation.

RENT: On the basis of a minimum 3 year term
Year 1 Rent: £9,000 pax rising in Years 2 & 3 to £16,000 pax

SERVICE CHARGE: We are advised by our clients that a service charge is levied to cover the cost of the repair, decoration, heating, maintenance and management of the common parts and structure. The estimate for the year 2010 equates to approximately **£7 per sq.ft. plus VAT.**

LEGAL COSTS: Each party to be responsible for the payment of their own legal fees.

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises (2010/2011 assessment) are 1st Floor (rear) £9,418.50. 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: **STRICTLY** by arrangement with Owner's Joint Agents:
LINAYS COMMERCIAL Tel: 01689 875511
Adrian Tutchings
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and
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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