

Ref: AGT/VJN/0.3253

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

Downe House, 303 High Street,
Orpington, Kent. BR6 0NN
Tel: 01689 875511 FAX: 01689 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

TO LET
OFFICES, INDUSTRIAL, WAREHOUSING
AND STORAGE WITH CAR PARKING AND YARD AREAS
FLEXIBLE TERMS AVAILABLE

(Archive Photo)



INVICTA WORKS
CHALK PIT AVENUE ST. PAULS CRAY
ORPINGTON BR5 3JP

LOCATION:

Situated within a predominantly residential area, adjacent to a well established parade of shops. Within one mile of the property is the Crayfields Business Park, the A20 trunk road which provides direct access to Junction 3 of the M25 London Orbital Motorway and St Mary Cray Railway Station which offers frequent services to London Victoria.

DESCRIPTION:

Comprises a range of office, warehouse, industrial and storage buildings within a self-contained Industrial/Business Estate with the benefit of private car parking and yard areas.

Adrian G. Tuttle FRICS RRV

3253

ACCOMMODATION: (with approximate dimensions and floor areas)

INVICTA HOUSE

Comprises a two storey self-contained office building offering a total of 10 private offices with ladies and gents cloakroom/wc's and kitchen facility, plus car parking.

FLOOR AREA APPROX 2,300 SQ.FT (213.67 M²)

MAIN WORKSHOP/STORAGE BUILDING

Comprises a single storey building arranged in two bays with adjacent yard and parking areas.

TOTAL FLOOR AREA APPROX 11,000 SQ.FT (1021.90 M²)

TERMS: Our clients are flexible as to letting terms and can provide agreements from one year upwards.

RENT: Upon Application - Ref: Adrian Tutchings

RATES PAYABLE: Awaiting full assessments.

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

VAT: We are advised by our clients that VAT will **not** be payable upon the rentals under current legislation.

VIEWING: ONLY by arrangement with the Owners' 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