

Ref: AGT/SG/0:3294

## PRELIMINARY DETAILS

**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  
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## TO LET

### WAREHOUSE AND STORAGE UNIT 3320sq.ft. (308.43m<sup>2</sup>) SHARED FORECOURT AND LOADING AREA



### ENDIVA HOUSE, MURRAY ROAD, ST. MARY CRAY, ORPINGTON, BR5 3QY

#### LOCATION:

Situated within the Cray Industrial Area. Murray Road is a cul-de-sac accessed from Leasons Hill and less than 500 yards from Cray Avenue/Sevenoaks Way (A224). St Mary Cray Main Line Railway Station and local shops are within half a mile. There are a number of trade and retail outlets established upon Cray Avenue including the recently opened Nugent Retail Park.

#### DESCRIPTION:

Comprises a warehouse/storage unit with first floor office and cloakroom/wc's plus rear yard situated at the rear of a substantial office and warehouse building. Shared forecourt and loading bay areas.

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**ACCOMMODATION:**

(with approximate dimensions and floor areas)

**Warehouse and storage unit with rear yard**

Arranged to the rear of this warehouse and office building with the benefit of a shared loading bay and forecourt area.

**Ground floor warehouse/industrial area**

Approx 1850sq.ft. (171.87m<sup>2</sup>)

Lobby area with forklift access to first floor plus doors to rear yard area

**First floor**

Approx 1300sq.ft. (120.77m<sup>2</sup>)

Offices approx 170sq.ft. (15.79m<sup>2</sup>)

Ladies and Gent's cloakroom/wc's including shower.

**Rear yard area**

Approx 2400sq.ft. (222.96m<sup>2</sup>)

**TERMS:**

Our clients are flexible as to lease/licence terms and will consider short term lettings

**RENT:**

**Inclusive rental of £26,000 per annum including utilities, business rates, buildings insurance and security system.**

**LEGAL COSTS:**

The ingoing tenant/licensee is to be responsible for the payment of both parties' legal fees.

**RATES PAYABLE:**

Included in the rent.

**VAT:**

We are advised by our clients that vat will be payable upon the rent/rentals under current legislation.

**VIEWING:**

**STRICTLY** 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