

Ref: AGT/SG/0:3305



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET
MODERN OFFICE SUITE
TOWN CENTRE LOCATION
FLOOR AREA APPROX. 5,196 sq.ft. (482.71m²)
PRIVATE CAR PARKING



PART 5th FLOOR NORTHSIDE HOUSE
TWEEDY ROAD, BROMLEY, KENT BR1 3WA

LOCATION:

Northside House is a prominent landmark building immediately adjacent to Bromley North Main Line Railway Station and within the northern sector of the Town Centre.

Bromley is a well established office location, home to other occupiers such as Churchill Insurance, British Telecom, MSB, The Valuation Office and Baker Tilly.

DESCRIPTION:

Northside House comprises a modern six storey office building with allocated parking in a prominent position fronting onto Tweedy Road. The available accommodation is located on the 5th floor and comprises predominantly open plan office accommodation with some cellular/ partitioned offices. Our clients are willing to refurbish the accommodation to an agreed specification subject to formal agreement.

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



3305

The accommodation is accessed via a shared reception hall entrance area with three passenger lifts

Features (all untested)

- **Air conditioning,**
- **Suspended ceilings with recessed Category II lighting**
- **Fitted carpets/floor coverings**
- **Double glazing**
- **Kitchenette**
- **8 car parking spaces**

ACCOMMODATION:

(with approximate dimensions and floor areas)

The available suite totals approximately

5,196 SQ.FT. (482.71M²)

TERMS:

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

RENT:

Upon application

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 London Borough of Bromley that the rates payable on the premises are £26,917.50 (2009/2010 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*** be payable upon the rental under current legislation.

VIEWING:

STRICTLY by arrangement with the Owner's Joint Agents:

LINAYS COMMERCIAL Tel: 01689 875511

Ref: Adrian Tutchings/Mike Thompson

commercialproperty@linays.co.uk

and

HARTNELL TAYLOR COOK Tel: 020 7491 7323

Ref: Stuart Howell stuart.howell@htc.uk.com

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