

Ref: AGT/SG/0:3332

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET - OFFICE SUITE

**WITHIN LANDMARK OFFICE BUILDING
WITH PRIVATE CAR PARKING
(PERIOD STYLE OFFICES) 1070 sq.ft, (99.4m²)**



TUDOR COTTAGES, HIGH STREET FOOTSCRAY, SIDCUP DA14 5HN

LOCATION: Tudor Cottages are situated in a prominent position and close to substantial office buildings occupied by Fujitsu, Wilmington Press plc, Vantis McBrides, and Avenues Trust. Local shopping facilities including a Lidl Supermarket are located directly and diagonally opposite.

DESCRIPTION: The property comprises what we understand to have originally been a terrace of Tudor Period cottages which have been converted and extended to provide good quality office accommodation. Entrance to the building is via a central courtyard reception area with ladies' and gent's cloakrooms/WCs. The ground floor offers open plan accommodation and the building retains a number of Period features including exposed timber beams and chimney breasts and the offices have the benefit of gas central heating, fitted carpets/floor coverings and fluorescent or feature lighting.

To the rear of the property there is a courtyard style car park arrangement where 2 car parking spaces are allocated to the ground floor office suite.

These Particulars are intended to give a fair description of the property but do not constitute an offer or contract.

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ACCOMMODATION: (with approximate floor areas)

Ground floor:

Principally open plan approx. 1070 sq.ft. (99.4m²)

TERMS:

Our clients are flexible as to lease terms which can be agreed by negotiation.

RENT:

£12,000 per annum exclusive

SERVICE CHARGE:

Ground floor - A service charge is levied to cover the cost of the repair, maintenance, cleaning, decoration plus management of the common parts and structure including a contribution towards the landlord's buildings insurance premium. In addition the service charge includes the cost of gas fired central heating, small power/lighting supply and water rates. (We await full details.)

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable upon the ground floor premises is £4,171 (2009/2010 Assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

Each party is 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 rental 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