

Ref: AGT/AK/0:3382



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**SELF-CONTAINED OFFICE BUILDING
APPROX. 2,800 SQ.FT. (260.12M²) (GROSS)
WITH PRIVATE CAR PARKING
INDIVIDUAL FLOORS/SUITES AVAILABLE
FROM 760 sq.ft (70.61m²) PLUS RECEPTION AREA ETC.**



POWER WORKS, SLADE GREEN ROAD ERITH, KENT DA8 2AF

LOCATION:

Situated within an established industrial area less than half a mile from Slade Green Railway Station. The property has the benefit of access via Bridge Road to the A206 Northend Road and Thames Road which provides trunk road access to the M25 London Orbital Motorway at the Dartford Crossing.

DESCRIPTION:

Comprises a two storey self-contained office building with forecourt car parking. The building is currently arranged to provide a reception facility, ladies' and gent's cloakrooms/WCs and kitchen plus a number of cellular and open plan offices.

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

ACCOMMODATION: (with approximate floor areas)
GROSS FLOOR AREA approx.2,800 sq.ft. (260.12m²)

GROUND FLOOR - currently offering five offices plus reception hallway (front and rear) ladies and gents cloakroom/Wc's and kitchenette.

FIRST FLOOR - currently offering four offices/meeting rooms totalling approximately 1,085 sq.ft (100.80m²) plus landing and cloakroom/Wc.

Features (all untested)

- 4 parking spaces (tandem pattern)
- Heating
- Fitted carpets/floor coverings
- Fluorescent or feature lighting
- Kitchen
- Ladies' and Gent's Cloakrooms/wcs

TERMS: Available upon flexible Lease terms to be agreed.

RENT: ONLY £15,000 PER ANNUM EXCLUSIVE IN YEAR 1

RATES PAYABLE: Awaiting assessment.

LEGAL COSTS: The ingoing tenants are to be responsible for the payment of both parties' legal fees

VAT: We are advised by our clients that VAT *will be* payable upon the rental agreed under current legislation.

SERVICE CHARGE: A service charge is to be levied to cover the cost of the repair, maintenance and decoration of the common parts and structure. We await full details.

VIEWING: STRICTLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

NOTE: We are advised by our clients, that ancillary storage/warehouse space may be available in an adjacent building at terms to be agreed, if required.

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