

Ref: AGT/SG /0:3417

FLEXIBLE TERMS
SHORT TERM AVAILABLE



LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

FIRST FLOOR TOWN CENTRE OFFICE SUITE
1,125 SQ.FT (104.52M²)
WITH CAR PARKING



SUITE 1
27 LONDON ROAD, BROMLEY, BR1 1DF

LOCATION: Situated at the northern end of Bromley Town Centre within a building having the benefit of a prominent frontage to London Road (A21) close to the junction with Tweedy Road. The surrounding buildings comprise a mixture of retail units and modern office buildings and the premises are only a short distance from Bromley Magistrates Court.

DESCRIPTION: Comprises a First Floor Office Suite with the benefit of gas central heating, private kitchen, carpets/floor coverings, CAT II Lighting, window blinds, air conditioning and offering open plan office with 2 private offices and car parking. The suite is located to the London Road frontage.

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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

Features include (all untested)

- **Suspended ceilings with Category II lighting,**
- **Air conditioning**
- **Window blinds**
- **Carpets/floor coverings**
- **Allocated car parking spaces to the rear**
- **Private kitchen facility**

ACCOMMODATION: (with approximate floor areas)

TOTAL FLOOR AREA APPROX 1,125 SQ.FT (104.52M²)

TERMS: To be let upon a rent and service charge inclusive Lease until July 2013 with Landlord & Tenant Break Clause in June 2012. Lease to be granted Outside of the Landlord & Tenant Act 1954 (as amended).

RENT & SERVICE CHARGE: **£1,100 per Calendar month (£13,200 per annum exclusive)**
The Service Charge includes gas central heating and water rates.

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the annual rates payable on the premises are as follows:-

SUITE 1: £5,520.75 (2011/2012 Assessment)

Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

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 rental under current legislation.

VIEWING: **STRICTLY by arrangement with the Owner's Joint Agents:**
LINAYS COMMERCIAL LTD Tel: 01689 875511
Email: info@linays.co.uk
and
BAXTER PHILIPS LTD Tel: 020 8313 9000
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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