

Ref: AGT/sg /0:3477

RENT ONLY £150 PER WEEK

TO LET

**EXTENSIVELY REFURBISHED
GROUND FLOOR OFFICE SUITE
Approx. 340 sq.ft. (31.59m²)**



**DEAL HOUSE, 3 WILLOW GROVE
CHISLEHURST, KENT BR7 5BS**

LOCATION:

The property is situated close to the junction of Willow Grove with Chislehurst High Street and in close proximity to the Majestic Wine Store and Sainsburys Supermarket outlets.

DESCRIPTION:

The available accommodation comprises the ground floor of a refurbished self-contained office building arranged on ground and first floors and arranged within a courtyard style location. The ground floor suite offers open plan office accommodation incorporating a fitted kitchen, private entrance and cloakroom/WC



**PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS**

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Orpington, Kent, BR5 1NA
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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

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ACCOMMODATION: (with approximate dimensions and floor areas - all dimensions taken at extremes)

Office Area: 11'9 x 30'0 (3.58m x 9.14m)

Kitchen: 5'11 x 5'2 (1.80m x 1.58m)

Lobby/Storage Area 5'3 x 4'9 (1.60m x 1.45m)

Plus cloakroom/wc

OFFICE FLOOR AREA APPROX. 340 sq.ft. (31.59m²)

Features (all untested)

- Open plan office area
- Electric wall heaters
- Feature spotlighting
- Fitted kitchen including fridge
- Upvc double glazed windows
- Dado level trunking
- Pre-wired Cat V installation
- Optional carpet or laminate floor covering to tenant's choice
- Ceramic tiles to kitchen, lobby and cloakroom areas

TERMS: To be let upon a full repairing and insuring lease at terms to be agreed.

RENT: £150 per week exclusive (£7,800 pax)

RATES PAYABLE: Awaiting assessment - London Borough of Bromley

LEGAL COSTS: The ingoing tenant is to be responsible for the payment of both parties' 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

NOTE: Our clients occupy the first floor self-contained office suite themselves but will consider a letting of the entire building at terms to be agreed. The first floor office accommodation incorporates galleried ceilings with exposed oak beams, fitted kitchen area, separate cloakroom/wc with shower, storage cupboard. Office floor area incorporating kitchen approx. 415 sq.ft. (38.55m²)

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