

Ref: AGT/sg /0:3483

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent, BR5 1NA
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TO LET

PRESTIGIOUS GROUND FLOOR OFFICE SUITE

**Approx. 3,100 sq.ft. (287.99m²)
WITH SECURE PRIVATE CAR PARKING
(31 PARKING SPACES AVAILABLE)**



RIVER HOUSE, MAIDSTONE ROAD FOOTSCRAY, SIDCUP DA14 5RH

LOCATION:

Situated in a prominent position fronting the Five Arches Business Estate. The building is within half a mile of the A20 junction at Crittalls Corner thus offering direct trunk road access to Junction 3 of the M25 London Orbital Motorway.

DESCRIPTION:

Comprises the ground floor of this striking modern office building constructed in 1986 with extensive secure private car parking to the rear. There is a shared recently refurbished Reception facility manned 12 hours per day.

ACCOMMODATION:

(with approximate floor areas)

Providing principally open plan office space with meeting room/board room, private offices and staff room incorporating kitchen.

FLOOR AREA APPROX. 3,100 SQ.FT. (287.99M²)

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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Features and Amenities (all untested)

- VAV air conditioning
- Secure private car parking - 31 spaces
- Suspended ceilings
- Category II lighting
- Double glazed
- Window blinds
- 24 hour access
- Carpet tiles
- Full access raised floor
- Ground floor reception facility manned 12 hours a day Monday - Friday
- Refurbished entrance hall, toilets and common part

TERMS:

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

RENT:

Upon application (Ref: AGT or MT)

SERVICE CHARGE:

We are advised by our clients that a service charge is levied to cover the cost of the heating, lighting, repair and maintenance of the common parts of the building including the structure plus buildings insurance. We await full details.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £12,973.75 (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

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* be payable upon the rental under current legislation.

VIEWING:

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

**WE ARE ADVISED BY OUR CLIENTS THAT ADDITIONAL CAR PARKING SPACES
MAY BE AVAILABLE IF REQUIRED BY NEGOTIATION.**

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

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