

Ref: AGT/sg /0:3484

**AVAILABLE NOW**



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,

Orpington, Kent, BR5 1NA

Tel: 01689 875511 FAX: 01689 831416

Email: [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

Web: [www.linays.co.uk](http://www.linays.co.uk)

**TO LET**  
**NEW OFFICE ACCOMMODATION**  
**SEMI-RURAL LOCATION**  
**2 SUITES AVAILABLE SEPARATELY OR COMBINED**  
**FLOOR AREA approx. 630 sq.ft - 750 sq.ft.**  
**(58.53m<sup>2</sup> - 69.68m<sup>2</sup>)**  
**TOTAL 1,380 sq.ft. (128.20 m<sup>2</sup>)**  
**with private car parking space**



**ROSEWOOD,  
VICARAGE ROAD (STABLE LANE)  
BEXLEY DA5 2AW**

**LOCATION:**

Situated in a semi-rural location east of Bexley Village Centre, Stable Lane is a private road accessed from Vicarage Road. The surrounding occupiers and users include a number of commercial and equestrian activities. The property is approx. 1.25 miles from the A2 trunk road and approx. 2.5 miles to the Sidcup By-pass via North Cray Road.

**DESCRIPTION:**

The property comprises a new office development currently arranged only at ground floor level though we are advised by our clients that it is their intention to enhance the development further by the installation of 1<sup>st</sup> floor office accommodation for their own use and occupation.

The available floor space provides open plan office accommodation incorporating air conditioning/heating, feature spotlighting, ceramic tiled floors, private car parking space available and each suite will have the benefit of a kitchenette facility. There is a common entrance hall with cloakroom/WC.

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:**

The office accommodation comprises approximately 1,380 sq.ft. (128.20m<sup>2</sup>) of open plan office space arranged in two suites of 630 sq.ft. (58.53m<sup>2</sup>) and 750 sq.ft. (69.68m<sup>2</sup>). The building which is currently arranged at ground floor level only incorporates a shared entrance hall, cloakroom/WC and kitchen.

**Features (all untested)**

- Air conditioning/heating**
- Ceramic tiled floors**
- Feature spotlighting**
- Kitchenette facility**
- Pre-wired telephone/communication facility**
- Shared cloakroom/WC**
- Semi-rural location**
- Private car parking**

**TERMS:**

The office suites are available separately or combined, each upon a full repairing and insuring lease at terms to be agreed. Our clients reserve the right to place a restriction upon letting to Financial Services Companies.

**RENT:**

The premises will be let exclusive of Business Rates but inclusive of electricity and water charges.

**Suite 1 (630 sq.ft.) £15,000 per annum exclusive**

**Suite 2 (750 sq.ft.) £17,500 per annum exclusive**

**RATES PAYABLE:**

Awaiting assessment - London Borough of Bexley

**LEGAL COSTS:**

The ingoing tenant/tenants 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**

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