

Ref: AGT/sg /0:3528

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01889 875511 FAX: 01889 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

TO LET
NEW BUSINESS UNIT
B1(a) & B1(c) USES
495 sq.ft (45.99m²)
(GROUND FLOOR AVAILABLE)



14 FARWIG LANE, BROMLEY, KENT BR1 3RB

LOCATION:

Situated in the northern sector of Bromley central area adjacent to office and warehouse buildings and immediately adjoining the new Big Yellow Storage facility. Other occupiers in the locality include HSS Hire, Crown Lifts and Russell & Bromley. The buildings, recently constructed are situated a short distance from the junction of Farwig Lane with London Road (A21).

DESCRIPTION:

Comprises a new detached building of brick construction under a pitched roof with private secured parking areas to the flank and forecourt. We are advised by our clients that the property has the benefit of a B1(A) Offices and B1(C) light industrial Uses. The ground floor suite is available with the benefit of a car parking space.

Continued/.....

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

3528

- ACCOMMODATION:** (with approximate floor areas) - Please note all dimensions and floor areas are to be checked upon completion.
Ground Floor area approx. 495 sq.ft.(45.99m²) gross.
Including kitchen and cloakroom/Wc
Features: (all untested)
- Display window frontage
 - Two forecourt parking spaces
 - Private entrance
 - Cloakroom/WC (DDA compliant)
 - Kitchen
 - Open plan business space
- 1st & 2nd Floors - LET**
- TERMS:** To be let upon a new full repairing and insuring lease at terms to be agreed
- RENT:** £175 per week exclusive (£9,100 pax)
- RATES PAYABLE:** New building under construction - 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 rentals agreed under current legislation.
- VIEWING:** **STRICTLY by arrangement with the Owner's Agents:**
LINAYS COMMERCIAL Tel: 01689 875511

NOTE: Planning Permission has been granted to our clients who are proposing the construction of two similar buildings to the rear. Further details available from the developer's agents, Ref: AGT

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