

Ref: AGT/sg /0:3529



TO LET
HIGH QUALITY SERVICED
OFFICE SUITE
Approx. 462 sq.ft. (39.5m²)



**ANGELS HOUSE, 5 ALBEMARLE ROAD
BECKENHAM, BR3 5HZ**

LOCATION:

Situated in a prominent and central location within a recently completed development adjacent to Beckenham Junction Rail and Metro Stations.

DESCRIPTION:

Comprises a modern first floor office suite arranged within a modern office, retail and residential development. The available accommodation offers open plan floor space and a high standard of finish and services (see features - over).

ACCOMMODATION:

(with approximate floor area)

Open plan office space approx 462 sq.ft. (39.57m²)

Features (all untested)

- Air conditioning
- Category II lighting
- Fitted carpets
- High speed internet connection
- Meet and greet reception facility
- Shared fitted kitchen facility
- Ladies' and gent's cloakroom/wc
- Shower facility, hairdryer in ladies' cloakroom
- Use of high spec boardroom with presentation facilities.

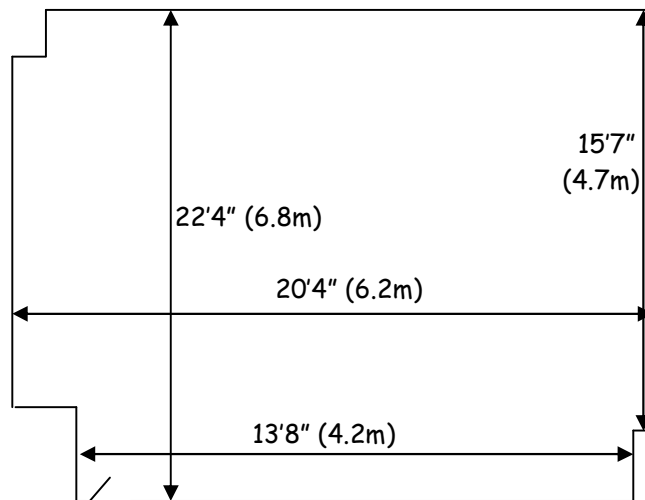
These features are intended to give a general impression of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract



- TERMS:** Flexible terms available upon a long or short term letting by arrangement.
- RENT:** **£1,500 per Calendar month including business rates, utilities, reception facility, all costs excluding cost of calls.**
- LEGAL COSTS:** Each party is to be responsible for the payment of their own legal fees.
- VAT:** We are advised by our clients that VAT *will* be payable upon the rental agreed under current legislation.
- NOTE:** Our Clients are also offering ground floor desk space of 169 sq.ft. (15.7m²). This comprises of four desks located at the front of the building **Rent: £800 per Calendar month** including Business Rates, utilities, Reception facility and all costs, excluding telephone calls.
- VIEWING:** **STRICTLY by arrangement with the Joint Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511**

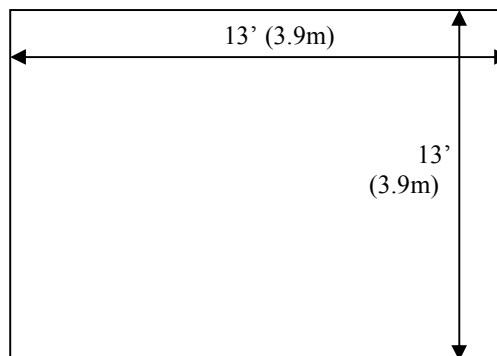
Floor Plans

1st Floor:



NIA: 462sq.ft (39.5m²)

Ground Floor Desk Space:



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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