

Ref: MT/sg /0:3543

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
ALL INCLUSIVE ECONOMICAL OFFICE SUITES
111 sq.ft.- 1.531 sq.ft. (10.31m² - 142.23m²)



**1st floor PRIMA HOUSE, FARADAY WAY
ST MARY CRAY, ORPINGTON BR5 3QW**

LOCATION:

Situated within an established business estate just off the A224 Cray Avenue which provides trunk road linkage between the A20 Sidcup By-pass and the M25 London Orbital Motorway (Junction 4). St Mary Cray and Orpington Main Line Railway Stations and Orpington Town Centre shopping facilities and the new Nugent Shopping Centre are within one mile of the subject premises.

DESCRIPTION:

Comprises the major portion of the 1st floor of a two storey office building which adjoins a large warehouse complex, all currently occupied by our client who will remain in possession of the remaining accommodation.

The available accommodation offers one large open plan office and 4 other private offices. There are separate male and female cloakroom/WC facilities. Parking facilities are available plus unrestricted parking in Faraday Way.

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

3543

ACCOMMODATION:

(with approximate dimensions and floor areas)

Ground Floor

Common entrance hall

First Floor

Office 1 39'6 x 22'6 (12.04m x 6.86m) max.

Floor area approx. 640 sq.ft. (59.46m²)

Office 2 18'5 x 13'0 (5.62m x 3.96m)

Floor area approx. 240 sq.ft. (22.30m²)

Office 3 11'4 x 9'10 (3.45m x 3.00m)

Floor area approx. 111 sq.ft. (10.31m²)

Office 4 18'5 x 16'8 (5.62m x 5.08m)

Floor area approx. 308 sq.ft. (28.61m²)

Office 5 18'5 x 12'7 (5.62m x 3.84m)

Floor area approx. 232 sq.ft. (21.55m²)

Total floor area approx. 1,531 sq.ft. (142.23m²)

Features and amenities (all untested)

- Gas fired central heating
- Demountable partitions
- Carpeted floors
- Audio entryphone system

TERMS:

The accommodation is to be sub-let on a lease or licence basis outside the provisions of the Landlord & Tenant Act

RENT:

£1,300 per month inclusive of business rates, electricity and water charges for all of the accommodation. Rent for smaller suites available on application.

RATES PAYABLE:

included within the rental

LEGAL COSTS:

The ingoing tenant/licencee is to be responsible for the payment of both parties; legal fees.

VAT:

All prices quoted are exclusive of VAT which the Landlord/Vendor may elect or be obliged to charge.

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