

Ref: MT/tah/0:3545

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**FIRST FLOOR OFFICE SUITE
ALL INCLUSIVE TERMS**



1-3 WOODSIDE ROAD, SIDCUP, DA15 7JF

LOCATION:

Situated in a mixed commercial/residential area just off Main Road, Sidcup approximately equidistant between New Eltham and Sidcup Town Centre.

DESCRIPTION:

Comprises a self-contained suite of offices with kitchenette and private cloakroom/shower room forming part of the first floor of this modern office and commercial building. The balance of the accommodation will remain occupied by our client.

Access to the offices is via the car park to the rear of the building.

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:

(with approximate dimensions and floor areas)
Office – 17'8" X23'0" maximum (5.39m X 7.01m)
including kitchenette plus Wc/Shower.
Floor area approx. 360 sq.ft (33.45m²)

Features (all untested)

- Fully carpeted
- Double glazed velux type windows
- Central heating
- Kitchenette incorporating refrigerator and electric cooker
- Shower facility
- One on site parking space
- Entry phone system

TERMS:

The accommodation is to be let on Lease or License for a term to be agreed. Any Lease will be granted outside of the Landlord & Tenant Act 1954 (as amended).

RENT:

£700 per month (£8,400 per annum) to include;

- Rent
- Rates
- All utilities
- Repairs
- Insurance

LEGAL COSTS:

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

VAT:

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

VIEWING:

ONLY 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