

Ref: AGT/sg /0:3572

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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**FREEHOLD FOR SALE/OR TO LET
INDUSTRIAL UNIT (B1 USE)
2143 sq.ft. (199.09 m²)**



**UNIT 7 BROOMSLEIGH BUSINESS PARK
WORSLEY BRIDGE ROAD, SYDENHAM, SE26 5BN**

- LOCATION:** The Broomsleigh Business Park is located adjacent to Lower Sydenham Railway Station and only a short distance from the extensive Sainsbury Saver Centre Superstore
- DESCRIPTION:** The property comprises a end of terrace industrial/ warehouse unit construction of brick and cladding walls under a pitched roof incorporating translucent roof sheets. The unit has the benefit of a forecourt yard/parking area
- ACCOMMODATION:** Unit 7 comprises a single storey industrial /warehouse unit of approximately 2,143 sq.ft. (199.09m²) including first floor mezzanine office and staff accommodation. The unit has the benefit of a private forecourt, yard/parking area and personnel and loading access doors.

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

3572

FREEHOLD PRICE:

£270,000

ALTERNATIVELY

Our clients will consider letting the property upon a full repairing and insuring lease at terms to be agreed.

RENT:

£13,000 per annum exclusive

ESTATE CHARGE:

We are advised by our clients that an Estate Service Charge is levied to cover the cost of the repair maintenance and management of the common estate areas including forecourts, roadways etc. We await full details.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Lewisham that the rates payable on the premises are £5,954 (2008/2009 assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

VAT:

We are advised by our clients that VAT *will* be payable upon the purchase price or rental agreed 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