

Ref: AGT/sg /0:3573

PRELIMINARY DETAILS



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
GROUND FLOOR OFFICE AND WORKSHOP
Approx. 3,000 sq.ft. (278.70m²)



**STAMFORD HOUSE, 57 LIDDON ROAD,
BROMLEY, KENT BR1 2SR**

LOCATION:

Situated within a mixed commercial and residential area approximately one mile from Bromley Town Centre and Railway Stations. Within 500 yards is the recently opened Tesco Superstore in Homesdale Road.

DESCRIPTION:

Comprises a section of the ground floor of this detached business space and office building with the benefit of forecourt parking with roller shutter and personal access doors. Currently arranged to provide a ground floor workshop area plus reception office, private and open plan offices, meeting room, ladies' and gent's cloakrooms/WCs and kitchen/staff room.

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



ACCOMMODATION: **FLOOR AREA approx. 3,000 sq.ft. (278.70m²) gross**

Features (all untested)

- Mixture of open plan and private offices
- Reception area/office
- Separate workshop unit with shutter access
- Kitchen/staff room
- Forecourt parking
- Central heating and carpeting to office areas.

TERMS: To be let upon a full repairing and insuring lease at terms to be agreed

RENT: £23,500 per annum exclusive.

SERVICE CHARGE: We are advised by our clients that a service charge is levied to cover the cost of the repair, decoration, maintenance and management of the common parts and structure (full details awaited)

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £12,243 2008/2009 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS: The ingoing tenant 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

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