

Ref: AGT/sg /0:3578

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**

**MODERN WORKSHOP/WAREHOUSE/OFFICE UNITS  
AVAILABLE SEPARATELY OR COMBINED  
460 sq.ft. (42.74m<sup>2</sup>) - 555 sq.ft. (51.56m<sup>2</sup>)**



**UNITS 1 & 2, (8a) & (8B) CHELSFIELD ROAD,  
ORPINGTON, KENT BR5 4DN**

**LOCATION:** Situated within a mixed commercial and residential area less than 500 yards from Cray Avenue (A224) which links directly to Junction 4 of the M25 and with Crittalls Corner (A20).

**DESCRIPTION:** Comprises two semi-detached single storey brick built units with mono-pitched roofs plus forecourt/parking area. There are cloakroom/wc facilities shared with the adjoining unit.

**ACCOMMODATION:** (with approximate dimensions and floor areas)

<b>UNIT 1 (8B)</b>	<b>460 SQ.FT. (42.74M<sup>2</sup>)</b>
<b>UNIT 2 (8A)</b>	<b>555 SQ.FT. (51.56M<sup>2</sup>)</b>

<b><u>TOTAL FLOOR AREA</u></b>	<b><u>1015 SQ.FT. (94.30M<sup>2</sup>)</u></b>
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...to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

3578

**Features (all untested)**

- Forecourt parking/loading (1 space per unit)
- Fluorescent lighting
- Shared Cloakroom/wc facility.

**TERMS:**

To be let upon a full repairing and insuring lease(s) at terms to be agreed.

**RENT:**

**£150 per week exclusive per Unit.**

**RATES PAYABLE:**

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £1,042.75p (Unit 1 (8B) 2009/2010 assessment) and £1,683.50 (8A) 2009/2010 assessment) Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

**LEGAL COSTS:**

The ingoing tenant(s) are to be responsible for the payment of both parties' legal fees.

**VAT:**

We are advised by our clients that VAT ***will*** be payable upon the rental 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