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**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**FREEHOLD FOR SALE OR TO LET**

**NEW INDUSTRIAL/BUSINESS UNITS  
2826 SQ.FT. (246.93 M<sup>2</sup>) -5652 SQ.FT.(525.08M<sup>2</sup>)**



**UNITS 5 AND 6 THE GROVE,  
PARK ROAD, SWANLEY BR8 8AJ**

**LOCATION:**

This new development is situated just off Swanley High Street, and within one mile of such facilities as Swanley Main Line Railway Station, Junction 2 of the M25 Motorway and the Swanley Shopping Centre including the ASDA Superstore.

**DESCRIPTION:**

Comprises a new courtyard style development comprising nine units of steel frame construction with a minimum eaves height of 5.6m. Walls are of cavity construction with brick outer skin and profile cladding to roof and upper wall levels. Each unit has the benefit of a forecourt parking area.

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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:**

**UNITS 1,2,3, 4 8 AND 9 ALL LET**

**EACH UNIT COMPRISES:**

**GROUND FLOOR: 1,884 SQ.FT (175.03 M<sup>2</sup>)**

**FIRST FLOOR: 942 SQ.FT (87.51 M<sup>2</sup>)**

**TOTALFLOOR AREA: 2,826 SQ.FT (262.54 M<sup>2</sup>)**

**TOTALFLOOR AREA AVAILABLE (2 UNITS)**

**5652 SQ.FT.(525.08M<sup>2</sup>)**

**Unit features (all untested):-**

- First floor offices - Ladies & Gents Cloakrooms/Wc's
- Kitchenette
- Forecourt parking
- Ground floor loading 37.5KN/m<sup>2</sup>
- Electronically operated loading doors
- Three Phase Power supply

**TERMS:**

Units are available separately or combined on new full repairing and insuring leases at terms to be agreed.

**RENT:**

**From £22,000 per annum exclusive per Unit**

**ALTERNATIVELY  
FREEHOLD:**

**Our Clients will consider the sale of individual or combined Units at a price of £470,000 per Unit.**

**RATES PAYABLE:**

Awaiting assessment.

**LEGAL COSTS:**

Each party is to be responsible for the payment of their own 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