

Ref: AGT/SG/0:3619

LINAYS
COMMERCIAL

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

SUBSTANTIAL INCENTIVES AVAILABLE
TAKE A 3 YEAR LEASE AND GET 2nd YEAR RENT FREE!

TO LET

FIRST FLOOR OFFICE/STUDIO UNIT
COURTYARD COMPLEX
Approx. 630 sq.ft. (58.53m²)



UNIT B CLAN WORKS,
HOWARD ROAD, BROMLEY BR1 3QJ

LOCATION:

Situated to the north of Bromley Town Centre and within a predominantly residential area. Access to Clan Works is via a private driveway adjoining 1 Howard Road, Bromley.

DESCRIPTION:

Comprises a first floor office/studio unit forming part of a mews/courtyard style complex offering a range of office and business space units principally arranged on ground and first floors with a central parking area.

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

0:3619

ACCOMMODATION:

(with approximate dimensions and floor areas)
Access via external staircase, currently arranged to provide two working areas,
Office/Studio space approx, 640 sq.ft. (58.53m²)
Ladies' and gent's cloakrooms/WCs

Features (all untested)

- **Suspended ceilings with integral lighting**
- **Carpet tiles/floor coverings**
- **Perimeter trunking**
- **Air conditioning**
- **ONE CAR PARKING SPACE**
- **Security System**

TERMS:

To be let upon an *internal repairing and insuring lease* at terms to be agreed. The lease is to be granted outside of the provisions of the Landlord & Tenant Act 1954 (as amended). **The Landlord advises that substantial incentives are available, ie on a 3 year Lease, the second year will be rent free.**

RENT:

£180 per week exclusive.

LEGAL COSTS:

The ingoing tenant is to be responsible for the payment of both parties' legal fees

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £2,257.80 (2010/2011 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

VAT:

All prices quoted are exclusive of VAT which the Landlord/Vendor 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

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