

Ref: AGT/SG/0:3620

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
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VALUERS & ESTATE AGENTS

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**SUBSTANTIAL INCENTIVES AVAILABLE**  
**TAKE A 3 YEAR LEASE AND GET 2<sup>nd</sup> YEAR RENT FREE!**

**TO LET**

**FIRST FLOOR OFFICE/STUDIO UNIT**  
**COURTYARD COMPLEX**  
**Approx. 730 sq.ft. (67.82m<sup>2</sup>)**



**UNIT 6 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

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**ACCOMMODATION:**

(with approximate dimensions and floor areas)  
Access via external staircase, currently arranged to provide open plan and one cellular office.  
**Office/Studio space approx, 730 sq.ft. (67.82m<sup>2</sup>)**  
Ladies' and gent's cloakrooms/WCs plus shower facility.

**Features (all untested)**

- **Carpet tiles/floor coverings**
- **Perimeter trunking**
- **Gas central heating**
- **Kitchenette facility**
- **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)

**RENT:**

**£200 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 £1,645.40 (2011/2012 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 is/is not payable upon the price or rental agreed under current legislation.

**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