

Ref: AGT/AK/0:3626



**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**  
**DETACHED OFFICE BUILDING**  
**APPROX 960 SQ.FT. (89.19m<sup>2</sup>) WITH CAR PARKING**



**1A WELLINGTON AVENUE, BLACKFEN, DA15 9HG**

**LOCATION:**

Situated in a prominent position close to the junction of Wellington Avenue with Blackfen Road and adjoining the Barclays Bank premises. Shopping facilities include the Somerfield Supermarket and a public house are within 150 yards.

**DESCRIPTION:**

Comprises a 2 storey self contained detached office building with forecourt and rear car parking. The property offers display window frontage and features as listed below.

**ACCOMMODATION:**

(with approximate dimensions and floor areas - all dimensions taken at extremes)

**Forecourt parking space**

**GROUND FLOOR**

Entrance hall,

Front office with display windows

23'6 x 12'11 (7.16m x 3.94m)

Private Office 14'0 x 9'11 (4.27m x 3.02m)

Kitchen 6'5 x 6'3 (1.96m x 1.91m)

Cloakroom/wc

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

### FIRST FLOOR

Office 1:	15'5 x 9'6	(4.70m x 2.90m),
Office 2:	14'7 x 9'9	(4.45m x 2.97m)
Office 3:	15'3 x 7'8	(4.65m x 2.34m) ,
Office 4:	9'2 x 7'8	(2.80m x 2.34m)

### OFFICE FLOOR AREA APPROX 960SQ.FT. (89.19M<sup>2</sup>)

Staff area and Cloakroom/wc  
Private car park to rear - 2 spaces

### FEATURES: (all untested) include:

- Gas central heating
- Carpet/floor coverings
- Window blinds to private offices
- Display window frontage
- Window display (if required)
- Mixture of fluorescent and Cat II lighting
- Private car parking
- Prominent position

### TERMS:

To be let upon a full repairing and insuring lease at terms to be agreed. Our clients will wish to grant a lease outside of the provisions of the Landlord and Tenant Act 1954. Short term lettings will be considered.

### RENT:

£12,000 per annum exclusive

### RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are **£2,598.00** (2011/2012 Assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

### LEGAL COSTS:

Each party to be responsible for the payment of their own legal fees.

### VAT:

We are advised by our clients that VAT *will not* 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

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