

Ref: AGT/CJL/0:3627

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**  
**CENTRALLY LOCATED OFFICE SUITE**  
**APPROX 355sq.ft. (32.98m<sup>2</sup>)**



**2<sup>nd</sup> FLOOR, 68 HIGH STREET, CHISLEHURST  
KENT. BR7 5AQ**

**LOCATION:**

Situated within the High Street, close to established shopping facilities, including a Post Office and Sainsbury's Supermarket. To the rear of the property there is a large public car park.

**DESCRIPTION:**

Comprises a top floor office suite, arranged within a self contained office building constructed on ground and two upper floors. There is a shared entrance from the High Street with audio entry phone facility. Shared cloakroom/wc facilities are available on the upper ground floor level.

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:**

(with approximate dimensions and floor areas)

Comprises landing area with two private offices. Please note all dimensions are taken at extremes.

**Front office** 17ft x 13ft 8ins (5.18m x 4.17m)

**Rear office** 12ft 2ins x 11ft (3.71m x 3.35m)

**Floor area approx 355sq.ft. (32.98m<sup>2</sup>)**

**Features include (all untested)**

- Suspended ceilings
- Category II lighting
- Double glazing
- Window blinds
- Carpets
- Dado level trunking

**TERMS:**

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

**RENT:**

**£6,000 per annum exclusive**

**RATES PAYABLE:**

We are advised by our Clients that there is a single assessment for the entire building of approximately £3,637.50 (2009/2010 Assessment). The occupiers of the second floor will pay an agreed proportion of the assessment.

**LEGAL COSTS:**

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