

Ref: AGT/CJL/0:3642

Year 1 Rent only £7 psf.

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

GROUND FLOOR OFFICE SUITE 1460sq.ft (133.78m²) WITH PRIVATE CAR PARKING



BABBACOMBE HOUSE, BABBACOMBE ROAD, BROMLEY, KENT. BR1 3LW

LOCATION: Babbacombe House is situated virtually adjacent to Bromley North mainline railway station and only a short distance from Bromley Town Centre with its excellent shopping facilities.

DESCRIPTION: The property comprises a modern self contained office building arranged on ground and two upper floors, with the benefit of basement private car parking. The available accommodation is arranged at ground floor level and is accessed via a shared entrance hall. Please see features listed below.

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:

Ground floor open plan office accommodation totaling approximately 1,460sq.ft. (133.78m²) including private kitchen.

Features and amenities (all untested)

- Gas central heating
- Double glazing
- Suspended ceiling with integral lighting
- Perimeter and underfloor trunking
- Carpeting
- Window blinds
- Private kitchen
- Cloakroom/wc's including DDA compliant facility
- Audio entryphone system
- 3 private basement car parking spaces

TERMS:

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

RENT:

Year 1 rental only £10,220 per annum exclusive, rising in Year 2 to £20,000 per annum exclusive

SERVICE CHARGE:

A service charge is levied to cover the cost of the repair, maintenance, management, decoration and security of the subject premises. We are advised by our clients that the 2010 contribution payable in respect of the ground floor office suite (22% of costs incurred) is in the order of **£8,300** plus VAT where applicable.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£7,211.99** (2010/2011 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:

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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