

Ref: AGT/AK/0:3657

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**

**NEW BUSINESS SPACE UNIT WITH CAR PARKING  
(B1 OFFICE AND WORKSHOP USE)  
Total Gross Floor Area approx. 530sq.ft.(49.24m<sup>2</sup>)**



**R/O 71 QUEENSWAY, PETTS WOOD, BR5 1DQ**

**LOCATION:** Situated to the rear of retail premises with access from a shared service road linking Nightingale Road and Lakeswood Road. Petts Wood Railway Station and Morrisons Supermarket are within 250 yards.

**DESCRIPTION:** Comprises a new self-contained single storey building of brick construction under a pitched roof with paved car parking and patio/garden/yard to rear. The building incorporates 2 offices/workshops, bathroom/wc, fully fitted kitchen. (See features over).

Continued/.....

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:-

**Entrance Hall**

**Front Room:** 11'3" x 8'5" (3.43m x 2.56m)

**Rear Room:** 19'4" x 13'9" (5.90m x 4.19m)

Incorporating fitted kitchen

**Bathroom/wc:** Fully tiled walls and floor including bath, shower, wash-hand basin and wc.

**FEATURES (all untested) include:-**

- Recently completed detached building
- Electric central heating
- Fully tiled bathroom/wc
- Fitted kitchen with base and wall units plus oven, hob and extractor
- Wood strip style or tiled floors
- UPVC double glazing
- Paved forecourt/car parking
- Entrance hall and lobby
- Paved garden/yard at rear

**TERMS:** To be let upon a new full repairing and insuring Lease at terms to be agreed.

**RENT:** £150 per week exclusive (£7,800 pax)

**RATES PAYABLE:** Awaiting 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 on the rental agreed under current legislation.

**VIEWING:** ONLY by prior arrangement with the Owner's Agents  
LINAYS COMMERCIAL Tel: 01689 875511 or  
Email: [Commercialproperty@linays.co.uk](mailto:Commercialproperty@linays.co.uk)

**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