

Ref: AGT/CJL/0:3662B

RENT ONLY £99 PER WEEK EXCLUSIVE

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
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VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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Email: commercialproperty@linays.co.uk
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TO LET

FIRST FLOOR OFFICE SUITE
approx. 635 sq.ft. (58.99 m²)



**SUITE 2B RECTORY BUSINESS CENTRE,
RECTORY LANE, SIDCUP, DA14 4QQ**

LOCATION:

Situated at the southern end of Sidcup High Street at the junction of Rectory Lane/Cross Road, just off Sidcup Hill.

DESCRIPTION:

Comprises a first floor office suite with frontage to Cross Road accessed via a shared entrance hall with spiral staircase and entrance lobby. The offices are arranged to provide a single office area incorporating kitchenette plus separate cloakroom/wc.

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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 - please note all dimensions taken at extremes)

SINGLE OFFICE AREA APPROX. 635 SQ.FT. (58,99M²)

Features (all untested)

- Audio entryphone
- Fitted carpets/floor coverings
- Cat II fluorescent lighting
- Gas central heating
- Window blinds

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

RENT: £99 per week exclusive (£5,148 per annum exclusive)

SERVICE CHARGE: A service charge is levied to cover the cost of the repair and decoration of the common parts and structure. We are awaiting full details of the service charge payments for the year 2010. Estimated 2010 cost £280.

LEGAL COSTS: Each party is to be responsible for the payment of their own legal fees.

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bexley that the rates payable upon the premises is **£1,693.51** (2010/2011 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 **will** be payable upon the rental or service charge 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

PARKING:

We are advised by our clients that annual parking permits may be available adjacent to the property at a cost of approximately £600 per annum per space. In addition, we are advised that the local authority provide annual business parking permits at a rate of £100 per annum. Full details available from the London Borough of Bexley on 020 8303 7777.

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