

Ref: AGT/TAH/0:3671

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01889 875511 FAX: 01889 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

TO LET

**DOUBLE FRONTED OFFICE BUILDING
WITH CAR PARKING
(POTENTIAL USES OFFICES/CONSULTING ROOMS/MEDICAL
USES/VETERINARY SURGERY/
NURSERY/RESTAURANT)
(Subject to Planning Approval)**



**198-200 BEXLEY ROAD,
NORTHUMBERLAND HEATH, KENT DA8 3HF**

LOCATION: Situated in a prominent position within an established Parade. Surrounding occupiers include National Westminster Bank and a range of retail, catering and office properties.

DESCRIPTION: Comprises a mid-terrace self-contained building arranged on ground and first floors with the benefit of car parking to be created to the rear, with access via a shared roadway. Suitable for a range of commercial Uses subject to the Grant of Planning Permission. The property was most recently used as a "One Stop" offices and consulting/meeting room facility by the Connexions organisation.

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

ACCOMODATION:

(with approximate dimensions and floor areas)

DDA access ramp with forecourt area leading to:-

GROUND FLOOR:

Arranged to provide office/reception area, three private office areas plus kitchen/staffroom and disabled persons cloakroom/wc.

Lobby to rear yard/parking area.

FIRST FLOOR: Please note also private entrance from Bexley Road to First Floor.

Currently arranged to provide seven offices/consulting rooms plus kitchen and cloakroom/wc.

TOTAL FLOOR AREAS APPROX:

GROUND FLOOR: 1,000 SQ.FT (102.19 M²)

FIRST FLOOR: 600 SQ.FT (55.74M²)
plus staff facilities.

FEATURES & AMENITIES: (all untested)

- DDA Compliant access ramp
- Part glazed frontage
- Part double glazed
- Gas central heating
- Cat II fluorescent lighting
- Some Cat V pre-installed wiring
- Burglar alarm
- Fire alarm
- Panic buttons
- Touch pad entry system
- CCTV wiring
- Private car park to the rear (to be created by the owners)

TERMS:

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

RENT:

£22,000 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 £4,971.25 (2009/20010 assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

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 agreed 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

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