

Ref: AGT/AK/0:3685

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

TOWN CENTRE OFFICES
2,100 SQ.FT (195.09M² & 2,400 SQ.FT. (222.96M²)
TOTAL AVAILABLE (4,500 SQ.FT.) (418.05M²)
MODERN AIR CONDITIONED SPACE
TWO SUITES - AVAILABLE SEPARATELY OR COMBINED
ENTRANCES FROM BROADWAY AND BUS STATION



102A & 102B BROADWAY, BEXLEYHEATH DA6 7DE

LOCATION:

Situated within the central pedestrianised shopping area of the Broadway, opposite The Broadway Shopping Centre.

DESCRIPTION:

Comprises the First and Second Floors of this modern self-contained office building the ground floor being occupied by Reeds Rains Estate Agents. Formal entrances are provided to The Broadway and from the rear of the property adjacent to the Bus Station. The offices offer a mixture of well fitted open plan and cellular offices/meeting rooms. Each floor has a kitchen and Ladies' & Gents' cloakrooms/wc's plus storage facilities. See features over.

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

FEATURES: (all untested) include:

- Air Conditioning (Hot and Cold)
- Carpets/floor coverings
- Entryphone system
- Fire Alarm
- Burglar alarm
- Open plan and private offices
- Kitchens on each floor
- Ladies' & Gents' cloakrooms/wc's on each floor
- Central location

ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-

FIRST FLOOR:

Comprises Meeting/Interview Room, large executive offices, private office and open plan areas.

Floor Area approx. 2,400 sq.ft. (222.96m²)

SECOND FLOOR:

Comprises a mixture of open plan and cellular offices.

Floor Area approx. 2,100 sq.ft. (195.09m²)

TOTAL FLOOR AREAS APPROX. 4,500 SQ.FT. (418.05M²)

TERMS: Available separately or combined. New full repairing and insuring Leases at terms to be agreed.

RENTS: **FIRST FLOOR: £20,000 per annum exclusive**
SECOND FLOOR: £17,000 per annum exclusive

SERVICE CHARGE: A service charge is to be levied to cover the cost of the repair, maintenance and management of the common parts and structure and the costs of air conditioning and other utility services (full details awaited).

RATES PAYABLE: Awaiting separate assessment.

LEGAL COSTS: The ingoing Tenant(s) are to be responsible for the payment of both parties legal fees.

VAT: We are advised by our clients that VAT *will* 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

NOTE: Our clients, Reeds Rains, occupiers of the Ground Floor of the building will need to retain access rights to a Computer Server Room, boiler room and roof access area, all of which are located within the Second Floor office area.

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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