

Ref: AGT/AK/0:3691

RENT ONLY £165 PER WEEK EXCLUSIVE



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**RE-CARPETED AND REDECORATED
SELF CONTAINED FIRST FLOOR OFFICE SUITE
TOTAL FLOOR AREA APPROX 700 SQ.FT. (65.03M²)
AVAILABLE IMMEDIATELY - LOFT/ARCHIVE STORAGE**



CROFT HOUSE 48 ELMCROFT ROAD, ORPINGTON, BR6 0DG

LOCATION: Situated in a prominent position at the junction of Elmcroft Road with Chislehurst Road at the northern end of the Town Centre.

DESCRIPTION: Comprises a first floor office suite with roof terrace and its own access via an external staircase from Elmcroft Road. The offices have been redecorated and re-carpeted. Boarded archive/loft storage is included such accessed via a ceiling hatch with metal telescopic ladders from the entrance hall.

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

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ACCOMMODATION:

(with approximate dimensions and floor areas)

The accommodation is configured as follows:

Office 1: 10' 5" x 9'6" (3.18m x 2.90m)
Office 2: 8'3" x 9'6" (2.51m x 2.90m)
Office 3: 19'0" x 11'6" (5.79m x 3.51m)
Office 4: 13'10" x 9'9" (4.22m x 2.97m)
Office 5: 12'0" x 9'0" (3.66m x 2.74m)

Fitted Kitchenette

Cloakroom/wc

TOTAL FLOOR AREA APPROX 700SQ.FT.(65.03M²)

FEATURES & AMENITIES (all untested) include:-

- Gas central heating
- New carpets/floor coverings
- Window blinds
- Kitchen
- Roof terrace
- Private entrance
- Archive/loft storage

TERMS:

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

RENT:

£165 per week (£8,580 per annum exclusive) payable Quarterly in advance.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£2,544.70** 2011/2012 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

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