

Ref: AGT/tah/0:3703



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,

Orpington, Kent. BR5 1NA

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TO LET

INDUSTRIAL/STORAGE UNIT
Approx 6,930 sq.ft (643.80m²)
INCLUDING FIRST FLOOR
Approx 900 sq.ft (83.61m²)



UNITS 1 & 2 MAYBREY FACTORY (1) **WORSLEY BRIDGE ROAD, LOWER SYDENHAM, SE26 5AZ**

LOCATION:

Situated in an established "Industrial" area on the northwestern borders of the London Borough of Bromley. Immediately adjoining is a sports ground, which is accessed from nearby Copers Cope Road, other industrial units and the Pool River. Lower Sydenham Station is approximately 200 yards to the north.

DESCRIPTION:

An older style single storey factory unit of steel framed construction with brick elevations beneath a north lighted roof, clad with corrugated asbestos cement sheeting. Minimum headroom approx 12'0" (3.65m) The front two storey section (former offices) are brick built with flat roof. A small forecourt area provides loading/parking facilities.

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)

UNIT 1 - GROUND FLOOR

Storage: 910 sq.ft (84.54m²)

First floor:

Offices and Toilets: 900 sq.ft (83.61m²)

UNIT 2 - GROUND FLOOR.

Industrial: 5,120 sq.ft (475.66m²)

TOTAL FLOOR AREA 6,930 SQ.FT (643.80M²)

TERMS:

Available upon a new full repairing and insuring lease for a period of up to 5 years.

RENT:

£31,000 per annum exclusive.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are:-

Unit 1: £3,022.20 Factory and premises.
(2010/2011 assessment)

Unit 2: £6,934.50 Factory and premises.
(2010/2011 assessment)

Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

The incoming tenant is to be responsible for the payment of both parties' legal fees.

VAT:

All prices quoted are exclusive of VAT which the Landlord may elect or be obliged to charge.

VIEWING:

ONLY by arrangement with the Owner's Joint Agents:

LINAYS COMMERCIAL Tel: 01689 875511

Email: commercialproperty@linays.co.uk

and

SINCLAIR JONES Tel: 020 8290 6222

Email: property@sinclairjones.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