

Ref: AGT/TAH/0:3707

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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FOR SALE OR MAY LET

**SELF CONTAINED OFFICE/BUSINESS SPACE UNIT
3,440 SQ.FT (319.58 m²) (GROSS)
WITH PRIVATE CAR PARKING**



**4 GREEN LANE BUSINESS PARK, GREEN LANE, NEW ELTHAM,
LONDON SE9 3TL**

LOCATION: The Green Lane Business Park is situated approximately 150 yards from the Five Ways Junction at Green Lane with the Sidcup By Pass (A20) thus providing direct trunk road access to Junction 3 of the M25 London Orbital Motorway. Local shopping facilities are available within 250 yards of the property and further facilities are located adjacent to New Eltham Railway Station which is less than one mile from the Unit.

DESCRIPTION: Comprises a two storey modern business unit of brick construction with part glazed elevations. The accommodation is currently fitted at both levels to provide a mixture of open plan and cellular office accommodation. The offices are fitted to a good specification (see list of features below) and incorporate kitchen and ladies and gents cloakroom/Wc's. Forecourt and private car parking is provided (7 spaces) plus visitor parking.

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)

Gross internal floor area approx 3,440 sq.ft (319.58m²)

Features (all untested):-

- Forecourt and private parking - 7 spaces plus visitor parking
- Gas central heating
- Air conditioning (ground floor only)
- Double glazing
- Carpet/floor coverings
- Suspended ceilings
- Florescent lighting
- Kitchen facility
- Ladies and gents cloakroom/Wc's
- Loft storage
- Our clients advise that new security gates and estate entry system are to be installed in the near future, and that the central parking and forecourt areas are to be resurfaced.

PRICE:

£425,000 for the balance of our client's long lease, which we are advised is for a term of 999 years from 1989.

ALTERNATIVELY:

Our Clients will consider letting the property upon a full repairing and insuring Lease at terms to be agreed. Enquiries please to AGT/MT.

SERVICE CHARGE:

We are advised by our clients that a service charge of £300 per month is levied to cover the cost of the repair, maintenance, decoration and management of the common parts and structure and a contribution towards the Freeholders Buildings Insurance Premium.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Greenwich that the rates payable on the premises are £8,694 (2010/2011 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

In the event of a letting, the ingoing Tenant 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 price 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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