

Ref: AGT/CJL/0:3710



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

GROUND FLOOR OFFICE SUITE APPROX 3,147 sq.ft. (292.36m²) WITH PRIVATE PARKING



MARLSFIELD HOUSE 114/116 MAIN ROAD, SIDCUP, DA14 6MG

LOCATION: Situated in a prominent position close to Sidcup High Street and within half a mile of both Sidcup Mainline Railway Station and the A20 trunk road (Sidcup By-pass)

DESCRIPTION: Comprises the ground floor of this modern office building. The offices offer a mixture of open plan and cellular offices, with the benefit of a private kitchen/staff area.

Continued/.....

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

0:3710

ACCOMMODATION:

(with approximate floor areas)

GROUND FLOOR APPROX 3,147 sq.ft. (292.36m²)

FEATURES AND AMENITIES (all untested) comprises:

- 10 car parking spaces
- Gas central heating
- Fitted kitchen
- Carpets/floor coverings
- Suspended ceilings
- Cat II Lighting
- Passenger lift (10 persons)
- Ground floor reception area
- Ground floor suite - air conditioning

TERMS:

To be let upon new full repairing and insuring Lease at terms to be agreed

RENT:

Upon Application

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the ground floor premises are £12,627 (2010/2011 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

SERVICE CHARGE:

A service charge is levied to cover the cost of the repair, decoration, maintenance and management of the common parts and structure. The service charge also includes central heating costs for the office accommodation.

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 Joint Agents:

LINAYS COMMERCIAL Tel: 01689 875511

Attention Adrian Tutchings

Email: commercialproperty@linays.co.uk

ROBSON ASSOCIATES Tel: 020 7616 8100

Attention Colin McPhee

Email: colin@robsonassociates.com

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