

Ref: MT/CJL/O:3712

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

MODERN OFFICE UNIT 1532sq.ft. (142.33m²)



**WARREN JOINERY WORKS, SINGLE STREET,
BERRYS GREEN, WESTERHAM TN16 3AA**

LOCATION:

Situated in a semi rural location approximately 1 mile from Cudham Village and 1 $\frac{1}{2}$ miles from Downe Village and within 2 $\frac{1}{2}$ miles of the Biggin Hill Airport (A233)

DESCRIPTION:

Comprises the South wing of a modern single storey office complex developed by our Clients in 2006/7 and fully fitted out to a high specification. The premises have the benefit of generous parking areas, at the front of the building and in the courtyard.

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) comprises:-

The offices are currently configured as follows:

1. Office/reception 31'0" x 29'0" (9.45m x 8.84m)
2. Board room 25'9" x 15'4" (7.85m x 4.68m)
3. Kitchen/utility areas 19'9" x 18'7" (6.02m x 5.66m)

NET INTERNAL AREA: 1,532sq.ft. (142.33m²)

Plus ladies and gents rest rooms (DDA compliant)

Features (all untested)

- Gas fired central heating
- All mains services
- Timber and ceramic floors
- Alarm system
- Car parking
- Fully fitted kitchen
- Double glazing
- Window blinds

TERMS:

The premises are to be let upon a new full repairing and insuring Lease at terms to be agreed. Our Clients may wish to let the property outside of the provisions of Section 24-26 of the Landlord and Tenant Act 1954 (as amended)

RENT:

£24,500 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 £4,761 (2010/2011 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 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**

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