

Ref: MT/CJL/0:3715

**RENT FREE IN YEAR 1**



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**

## **INDUSTRIAL AND OFFICE BUILDING**



**11-17 POWERSCROFT ROAD,  
FOOTSCRAY, SIDCUP DA14 5EA**

**LOCATION:**

Situated within the Footscray Business Area, Powerscroft Road is accessed via Cray Road and is only a short distance from the junction with Sidcup Road/Crittals Corner (A20). Trunk road access is thus available to the M25 motorway at Junction 3 (Swanley).

**DESCRIPTION:**

Comprises a modern self contained industrial building, located within the heart of the Cray Industrial area. The available accommodation comprises ground floor industrial accommodation with office accommodation on the first and second floors, and is accessed by a private office entrance fronting Crofton Road. The property has the benefit of 2 loading docks and car parking to the front of the building.

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)

Workshop/Storage:	6,910sq.ft. (641.7m <sup>2</sup> )
First Floor Offices:	4,600sq.ft. (427.15m <sup>2</sup> )
Storage:	1,380sq.ft. (128.31m <sup>2</sup> )
Second Floor Offices:	2,280sq.ft. (211.76m <sup>2</sup> )

**TOTAL FLOOR AREA: 15,170SQ.FT. (1,408.92M<sup>2</sup>)**

**FEATURES (all untested) include:-**

- 2 Loading Docks
- Goods Lift
- 3 phase Electricity
- Security System

**TERMS:**

The premises are to be let upon a new full repairing and insuring Lease for a term of 5 years.

YEAR 1:	RENT FREE
YEAR 2:	£55,000 per annum exclusive
YEAR 3:	£60,000 per annum exclusive
YEAR 4:	£65,000 per annum exclusive
YEAR 5:	£70,000 per annum exclusive

**RATES PAYABLE:**

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £29,808 (2010/2011 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

**LEGAL COSTS:**

Each party to bear their own legal costs.

**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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