

Ref: AGT/AK/0:3716



LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**OFFICES WITH PRIVATE PARKING
6,517 - 16,032 SQ.FT. (605 - 1489M²)**



BANCROFT HOUSE 251 HIGH STREET, ORPINGTON BR6 ONT

LOCATION:

Bancroft House is situated at the southern end of the High Street close to the new Tesco Superstore and The Walnuts Leisure Centre. Orpington main line railway station is approximately a 10 minute walk away, providing a frequent service to Central London. There is easy access to the motorway network with Junction 4 of the M25 approx 3 miles to the east via the A21.

DESCRIPTION:

The premises comprise a self-contained 4 storey retail and office building providing two primarily open plan office floor areas.

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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) comprises:-

Private entrance with Lift and stairs to:

SECOND FLOOR:	9,515 SQ.FT.	(884M ²)
THIRD FLOOR:	6,517 SQ.FT.	(605M ²)
TOTAL FLOOR AREA:	16,032 SQ.FT.	(1489M²)

FEATURES (all untested) include:-

- Entrance Hall
- 8 person lift
- Perimeter trunking
- Comfort cooling
- Kitchen and break-out area on each floor
- Carpeting
- Ladies' & Gents' Cloakrooms/wc's
- 30 car parking spaces

TERMS: The offices are available by way of an Assignment of the existing Lease expiring 24th March 2014. **Alternatively** our Client may sub-let the two floors either separately or combined at terms to be agreed.

RENT: Upon Application. (The rent is currently being Reviewed).

RATES PAYABLE: Awaiting confirmation from the London Borough of Bromley.

LEGAL COSTS: Each party to be responsible for the payment of their own 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 Joint Agents

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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