

Ref: AGT/CJL/0:3718

LINAYS
COMMERCIAL

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
OR FREEHOLD FOR SALE

**MOTOR VEHICLE WORKSHOP AND BODYSHOP
WITHIN NEW INDUSTRIAL UNIT AND ESTATE
2826 SQ.FT. (262.54M²)**



UNIT 7, THE GROVE, PARK ROAD, SWANLEY, BR8 8AJ

LOCATION:

This new development is situated just off Swanley High Street, and within one mile of such facilities as Swanley Main Line Railway Station, Junction 2 of the M25 Motorway and the Swanley Shopping Centre including the ASDA Superstore.

DESCRIPTION:

Comprises a new courtyard style development comprising nine units of steel frame construction with a minimum eaves height of 5.6m. Walls are of cavity construction with brick outer skin and profile cladding to roof and upper wall levels. Each unit has the benefit of a forecourt parking area. The subject unit has been fitted and comprises a motor vehicle workshop and bodyshop.

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

ACCOMMODATION:

UNIT 7:

GROUND FLOOR: 1,884 SQ.FT (175.03 M²)

FIRST FLOOR: 942 SQ.FT (87.51 M²)

TOTAL FLOOR AREA: 2,826 SQ.FT (262.54 M²)

Unit features (all untested):-

- First floor offices - Ladies & Gents Cloakrooms/Wc's
- Kitchenette
- Forecourt parking
- Ground floor loading 37.5KN/m²
- Electronically operated loading doors
- Three Phase Power supply
- Trade fixtures and fittings available by separate negotiation.

TERMS:

To be let upon a full repairing and insuring lease at terms to be agreed.

RENT:

£22,000 per annum exclusive plus a price to be agreed for trade fixtures and fittings.

**ALTERNATIVELY
FREEHOLD:**

Our clients will consider the sale of the freehold interest of the property at **£470,000** plus a price to be agreed for trade fixtures and fittings.

RATES PAYABLE:

Awaiting assessment.

LEGAL COSTS:

Each party is to be responsible for the payment of their own legal fees.

VAT:

We are advised by our clients that VAT *will* be payable upon the rental or purchase price agreed under current legislation.

VIEWING:

**STRICTLY 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