

Ref: AGT/AK/0:3725



TO LET - NEW DEVELOPMENT

600 SQ.FT.(55.74M²) - 8,000 SQ.FT. (743.2M²)

**PRE-LETTING OPPORTUNITY WITH
PROJECTED COMPLETION JANUARY 2011**

**PLANNING PERMISSION GRANTED FOR
B1 OR A2 (OFFICES) - D2 (GYMNASIUM) -
D1 (HEALTHCARE USES - EDUCATION/TRAINING)**

**15 CHATSWORTH PARADE,
PETTS WOOD, BR5 1DF**

LOCATION:

Situated in a prominent position within an established shopping parade and adjacent to Petts Wood Railway Station. Surrounding occupiers include Morrisons Supermarket, Plaxtol Bakery, Weatherspoons Pub, Abbey Santander, Boots Pharmacy and a range of retail and catering establishments.

DESCRIPTION:

This new development upon the site of the former Woolworth store comprises a ground floor retail unit (terms already agreed for a pre-letting) plus basement car parking and two new business space floors at first and second floor levels approached via a private entrance from Chatsworth Parade (Queensway).

Continued/.....

**Suites available from 600 – 8,000 sq.ft. (55.74m²)
- (743.2m²)**

Flexible modern open plan space is to be provided and features will include:

- **Passenger lift**
- **Car parking**
- **Double glazing**
- **Cloakrooms/wc's including DDA compliant unit**
- **Air conditioning**
- **Suspended ceiling with CAT II lighting**
- **A range of wall and floor finishes can be discussed with potential tenants.**

TERMS: Flexible Lease terms available. Rents dependant upon specification requested.

RATES PAYABLE: To be assessed.

LEGAL COSTS: Each party to pay their own legal fees.

VAT: We are advised by our clients that VAT *will* be payable on the rental agreed under current legislation.

FURTHER DETAILS: ONLY via the Owner's Agents
LINAYS COMMERCIAL Tel: 01689 875511 or
Email: Commercialproperty@linays.co.uk
Attn: Adrian Tutchings FRICS

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