

Ref: AGT/AK/0:3727



LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

NEW BUSINESS SPACE UNIT WITH CAR PARKING (B1 OFFICE AND WORKSHOP USE)

Total Gross Floor Area approx. 430sq.ft.(39.94m²)



7B CHATSWORTH PARADE, PETTS WOOD, BR5 1DF

LOCATION: Situated to the rear of retail premises with access from a shared service road linking Queensway with Petts Wood Railway Station.

DESCRIPTION: Comprises a new self-contained single storey building of brick construction under a pitched roof with paved car parking and patio/garden/yard to rear. The building incorporates 2 offices/workshops, bathroom/wc, fully fitted kitchen. (See features over).

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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

ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-

Entrance Hall: 4'5" x 16'6" (1.37m x 5.05m)
Front Room: 7'8" x 9'5" (2.37m x 2.89m)
Rear Room: 12'7" x 16'10" (3.87m x 4.90m)
Incorporating fitted kitchen
Bathroom/wc: Fully tiled walls and floor including bath, shower, wash-hand basin and wc.

FEATURES (all untested) include:-

- New detached building
- Electric central heating
- Fully tiled bathroom/wc
- Fitted kitchen with base and wall units plus oven, fridge, hob and extractor
- Wood strip style or tiled floors
- UPVC double glazing
- Paved forecourt/car parking
- Entrance hall and lobby
- Paved garden/yard at rear

TERMS: To be let upon a new full repairing and insuring Lease at terms to be agreed.

RENT: £150 per week exclusive (£7,800 pax)

RATES PAYABLE: Awaiting assessment.

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 not* 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