

Ref: AGT/AK/0:3730



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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PRELIMINARY DETAILS

TO LET

INDUSTRIAL/WAREHOUSE & OFFICE UNIT APPROX. 12,000 SQ.FT. GROSS (1114.8M²)



UNIT 6B RIVER HOUSE, LAGOON ROAD, CRAY AVENUE, ORPINGTON BR5 3QX

LOCATION:

Situated just off the A224 Cray Avenue is the heart of the Cray Industrial area and adjacent to the Orpington Retail Park. The property is at the far end of Lagoon Road in a cul-de-sac position. The offices overlooking the River Cray and a small woodland area.

DESCRIPTION:

A self-contained Unit constructed in the 1960's offering a first floor office suite with ground floor workshop, warehouse and ancillary office space plus kitchens and cloakrooms/wc's. There is a loading bay and extensive yard/car parking area.

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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:-

Warehouse/Workshop area:	7760 sq.ft.	(720.91m ²)
Reception Area/Offices:	520 sq.f.t.	(48.31m ²)
First Floor Offices:	2325 sq.ft.	(215.99m ²)
Kitchens & Cloakrooms/wc's And staff area	1395 sq.ft.	(129.60m ²)

TOTAL GROSS FLOOR AREA 12,000 SQ.FT. (1114.8M²)

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

RENT: £50,0000 per annum exclusive

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £15,170.59 (2010/2011 Assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

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