

Ref: AGT/AK/0:3732

RENT ONLY £200 PER WEEK EXCLUSIVE



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**TOWN CENTRE OFFICE SUITE
APPROX 1650 SQ.FT. (153.29M²)
(OPPOSITE COUNTY COURT)
WITH PRIVATE CAR PARK**



164/168 POWIS STREET, WOOLWICH SE18 6NL

LOCATION:

Situated in a town centre position close to the Woolwich Ferry and principal shopping area. Woolwich Railway & DLR Station offer access to central London etc. Directly opposite the property is a substantial pay and display car park and the Woolwich County Court.

DESCRIPTION:

Comprises a self-contained first floor office suite with ground floor entrance from Powis Street and private car park to the rear accessed via the Furlongs Garage complex. The suite provides 9 private offices and have the benefit of the following features and amenities (all untested).

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

- Full height glazed partitioning with internal blinds
- Vinyl style floor covering
- Gas central heating
- Suspended ceilings
- Cat II Lighting
- Double glazing
- Audio entryphone
- Air conditioning
- Private car park to rear (6/8 spaces)

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

Arranged to provide 9 private offices plus Ladies' & Gents cloakrooms/wc's and kitchen.

FLOOR AREA APPROX: **1650 SQ.FT. (153.29M²)**

TERMS: To be let upon a flexible Lease at terms to be agreed.

RENT: **£200 PER WEEK EXCLUSIVE (10,800 per annum exclusive**

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Greenwich that the rates payable on the premises are £3,063.60 (2010/2011 Assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

LEGAL COSTS: Each party to be responsible for the payment of their own legal fees.

VAT: We are advised by our Client that VAT *will not* be payable upon the rental 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