

BROMLEY

5 COBDEN COURT, WIMPOLE CLOSE

BR2 9JF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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**TO LET – REFURBISHED FIRST FLOOR OFFICE SUITE
APPROX 369 SQ.FT (34.28M²) – ALLOCATED PARKING SPACE**

Location

The premises are situated at Wimpole Close, near to the southern end of Mason's Hill which provides Trunk Road access to the M25 (Junction 4) via Hastings Road (A21).

Bromley South Railway Station is approximately half a mile from the premises and offers regular services to Central London.

Description

Comprises the first floor of a terraced office building forming part of a mews style development of six similar units.

The premises have recently been refurbished and are currently arranged to provide an open plan office area, with fitted kitchenette and WC of which the tenant will have sole use.

Features (untested)

- Gas Fired Central Heating
- Suspended Ceilings
- Security Alarm System (Shared)
- Audio Entry Phone
- LED Lighting
- Fitted Kitchenette



Accommodation

(with approximate dimensions and floor areas)

Office Floor Area	369 sq.ft (34.28m ²)
Kitchenette	-
W/C	-
1 Allocated Car Parking Space	-

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£10,000 per annum exclusive**.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,303 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

We understand that incentives in the form of small business rate relief may be applicable for full details please contact the London Borough of Bromley Business Rates Department.

Commercial Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

62

This is how energy efficient the building is.

Internal Photo



VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

Service Charge

A service charge is applicable to cover the costs of cleaning, managing, and maintaining the common parts. Full details awaited.

Viewings

Available by prior appointment via Linays Commercial Limited.

Contact:

Toby Allitt
Mandeep Cheema

Email:

ta@linays.co.uk
mc@linays.co.uk

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