

NORBURY

32-34 FAIRVIEW ROAD

SW16 5PT

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET – NEW BUILD UNIT – GROUND AND FIRST FLOOR
TOTAL FLOOR AREA 1442 SQ.FT (134 SQ.M) – B1 BUSINESS USE**

Location

Norbury is a busy South London suburb benefiting from being located on the A23 (Brighton Road) which leads to Junction 6 of the M25 motorway some 15 miles to the south and Central London some 10 miles to the north.

The property is situated just off of London Road at the junction with Roche Road. Norbury Station is within a short walking distance and there are numerous bus routes that service London Road.



Description

The proposed development will provide office/business space set out over ground and first floor level. The unit will be finished to developer's shell specification with capped services and available summer 2019.

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£30,000 per annum exclusive**.

Accommodation

(with approximate floor areas subject to final measure at completion)

Ground Floor:	979 sq.ft	91 sq.m
First Floor:	462 sq.ft	43 sq.m
Total Floor Area:	1,442sq.ft	134sq.m


Rating Assessment

The property has yet to be assessed for business rates. The Standard Business Rates Multiplier for 2018/19 is 49.3p. For further information on business rates including relief which could be applicable, visit <https://www.gov.uk/introduction-to-business-rates>

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

Legal Costs	Commercial Energy Performance Certificate
Each party to bear their own legal and professional fees incurred in respect of this transaction.	To be provided upon completion of the development.
VAT	
We have been advised by our clients that VAT will NOT be payable upon the rental amount.	
Service Charge	
A service charge is levied to cover the cost of cleaning, maintenance and management of common parts.	Viewings
	Available by prior appointment via Linays Commercial Limited.  <p>26A STATION SQUARE PETT'S WOOD, ORPINGTON, KENT BR5 1NA Fax: 01889 831416 01689 875 511</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>

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