

CHISLEHURST

DEAL HOUSE, 3 WILLOW GROVE

BR7 5BN

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – FIRST FLOOR OFFICE SUITE APPROX. 445 SQ FT (41.34M²)

Location

Chislehurst is located within the London Borough of Bromley approx. 10 miles south-east of Central London between Bromley and Sidcup.

The property is situated close to the junction of Willow Grove and Chislehurst High Street. Access is via a shared service road from Willow Grove adjacent to Majestic Wines.

There are numerous amenities close by including Sainsbury's, Costa Coffee, Café Nero and Cote Brasserie.



Description

Comprises a first-floor office suite currently arranged to provide open plan accommodation with kitchenette and W/C facilities including a shower.

Features include perimeter trunking with Cat5 and mains power, electric heating, double glazing and wall lights.

The office benefits from good natural light through a number of pivot roof windows fitted within a traditional vaulted ceiling with exposed solid oak beams.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	11'9	(3.58m)
Internal Depth:	37'4	(11.38m)
Kitchenette	-	
W/C	-	
Floor Area Approx.	445 sq.ft.	(41.34m ²)

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 **£14,000 per annum exclusive**. Rents payable quarterly in advance.

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
<p>The ingoing tenant is to be responsible for a contribution towards the landlord's legal fees.</p>	<p>Awaiting Assessment</p>
<h3>Rating Assessment</h3>	
<p>Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive.</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.</p>	Viewings
<h3>Notes</h3>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="997 1205 1295 1417" data-label="Image"> <p>LINAYS COMMERCIAL www.linays.co.uk 01689 875 511</p> </div> <p>Toby Allitt Mandeep Cheema</p> <p>property@linays.co.uk mc@linays.co.uk</p>
<p>We are advised that the existing desks, shelving and cabinets can be utilized by an ingoing tenant if required.</p>	