

CATFORD

6 ELM LANE

SE6 4LB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – FIRST FLOOR OFFICES - APPROX 1,350 SQ.FT (125M²)

Location

Catford is located 8.5 miles south-east of Central London and 1 mile south of Lewisham. Catford Bridge and Catford Stations provide direct services to London Charing Cross and Waterloo East.

The building is located on the north side of Elm Lane, within an unmade road running between Catford Hill and Exbury Road.

To the south side of Elm Lane there is a pavilion and sports field.



Description

Comprises self-contained first floor offices within a two storey building. The space is currently arranged to provide several partitioned offices plus kitchenette, reception area and entrance lobby.

The premises benefit from gas central heating (untested).

The ground floor is currently occupied by London Marble Limited.

Accommodation

(with approximate dimensions and floor areas)

Entrance Lobby		
First floor	1,350 sq.ft	(125m ²)
Total floor area	1,350 sq.ft	(125m²)


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 **£12,000 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/Lesseees 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/Lesseees 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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,634.00 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p style="text-align: center;">Awaiting Assessment</p>
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will not be payable upon the rental amount under current legislation.</p>	
<h3>Legal Costs</h3>	
<p>Each party is to be responsible for the payment of their own legal and professional fees.</p>	
Notes	Viewings
<p>Our client will not consider proposals subject to a change of use to D1 (Place of Worship).</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div style="text-align: center;">  <p>01689 875 511</p> </div> <p>Contact: Toby Allitt Mandeep Cheema</p> <p>Email: property@linays.co.uk mc@linays.co.uk</p>