

# BROMLEY

8 SHERMAN ROAD

BR1 3JH

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**TO LET – GROUND FLOOR OFFICE ACCOMMODATION**  
**APPROX 544 SQ.FT (50.50M<sup>2</sup>)**

## Location

The premises are situated in a central position adjacent to Bromley North Station and close to the junction with Tweedy Road (A21).

## Description

Comprises a ground floor office suite set within a modern building currently arranged to offer an open plan office area, meeting room, shared first floor kitchenette and a ground floor WC of which the tenant will have sole use.

## Terms

The premises are available to let on a new lease basis at a commencing rental of **£1,125 per calendar month** (£13,500 per annum exclusive) payable quarterly in advance.

Our clients are willing to offer flexible lease terms by negotiation.



## Accommodation

(with approximate dimensions and floor areas)

Office Floor Area	<b>544 sq.ft (50.50 m<sup>2</sup>)</b>
Shared Entrance Lobby	-
Shared Kitchenette	-
W/C	-

## Features

(untested)

<b>Gas Fired Central Heating</b>	<b>Suspended Ceilings</b>
<b>Window Blinds</b>	<b>Security Alarm System</b>
<b>Audio Phone Entry</b>	<b>Cat2 Lighting</b>

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

Ref: TA/4960

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £3,633.40 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Service Charge

A service charge is levied in respect of the management, maintenance and repair of the common parts. Details available on request.

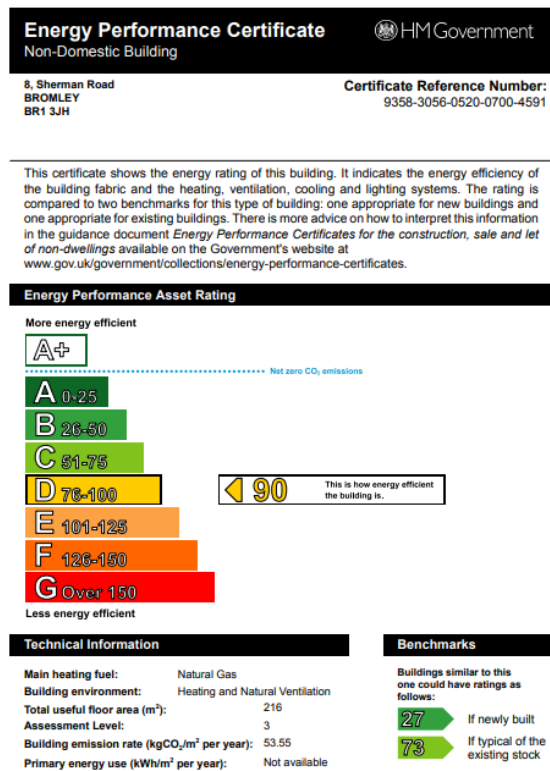
## VAT

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.

## Commercial Energy Performance Certificate



## Viewings

Available strictly by prior appointment with Linays Commercial Limited.



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[mc@linays.co.uk](mailto:mc@linays.co.uk)

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