

CHISLEHURST

ROYAL PARADE MEWS, ROYAL PARADE

BR7 5TN

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – OFFICE SUITES - FLEXIBLE TERMS - FROM 259 SQ.FT TO 1942 SQ,FT

Location

Chislehurst is an affluent suburb situated in north Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 miles) to the south west, with frequent train services providing access to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross.

Royal Parade Mews is situated off of the A208 on a main arterial road close to the junction with Bromley Road (A222). The property is accessed via a private roadway adjacent to Royal Dry Cleaners. The parade offers a selection of boutiques, cafes, restaurants and delicatessens.



Description

Royal Parade Mews comprises a two story period style office building within an attractive courtyard setting. The available accommodation consists of four office suites available separately or combined with shared kitchen facilities and reception area, plus WC's with shower room. Features include gas central heating and floor coverings.

Accommodation

(with approximate dimensions and floor areas)


Suite 1	607 sq.ft	(56.4 sq.m)
Suite 2	422 sq.ft	(39.7 sq.m)
Suite 3	259 sq.ft	(24.1 sq.m)
Suite 4	649 sq.ft	(60.3 sq.m)
Available separately or combined		
Total Office Space	1942 sq.ft	(180.5 sq.m)

Reception
Kitchen
WC & Shower

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

Terms	Commercial Energy Performance Certificate
<p>The accommodation is available by way of a new lease to be granted outside of the provisions of the Landlord and Tenant Act 1954 (as amended). The landlords will consider flexible lease terms for a minimum period of 1 year.</p> <p>Rentals</p> <p>Suite 1: £27,350 pa Suite 2: £19,224 pa Suite 3: £11,709 pa Suite 4: £29,915 pa</p> <p>Rents will be inclusive of Business Rates, gas, electric, water and cleaning.</p>	<p>Assessment Awaited</p>
<p>Legal Costs</p>	
<p>Each party is to be responsible for the payment of their own legal fees.</p>	
VAT	Viewings
<p>We have been advised by our clients that VAT will NOT be payable upon the rentals under current legislation.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="997 1537 1295 1749" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Toby Allitt Mandeep Cheema</p> <p style="text-align: right;">property@linays.co.uk mc@linays.co.uk</p>

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