

BROMLEY

2ND FLOOR SONNING COURT

14A DEVONSHIRE SQUARE

BR2 9JA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TWO NEW OFFICE SUITES AVAILABLE SEPARATELY OR COMBINED
FROM 239 SQ.FT (22.2 SQ.M) TO 488 SQ.FT (45 SQ.M)**

Location

Bromley is a major district centre ten miles to the south east of central London. The subject property is located close to the junction with Masons Hill (A21) and Kentish Way. Bromley South Railway Station is eight minutes' walk and provides direct access to London Victoria, London Blackfrairs and Sevenoaks. Amenities close by including cafes/coffee shops, supermarkets and public houses.



Description

Sonning Court comprises a three storey, mixed use building with brick elevations set beneath a pitched roof. The offices are located at second floor level (front and rear) and arranged internally to provide office accommodation with kitchenette and bathroom facilities. The rear suite has the benefit of a small private office.

Accommodation

(with approximate dimensions and floor areas)

Suite 1 (Rear)	239 sq.ft	22.2 sq.m
Suite 2 (Front)	<u>249 sq.ft</u>	<u>23.1 sq.m</u>
Total:	488 sq.ft	45 sq.m

Each suite is available separately or combined.


Terms

The premises are to be let on the basis of a new effectively full repairing and insuring lease by way of service charge for a term of years to be agreed at a commencing rent of;

Suite 1:	£7,200 per annum exclusive.
Suite 2:	£7,500 per annum exclusive.

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

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA (2021/22 assessment). Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bromley Business Rates Department for further information.</p>	
VAT	
<p>We have been advised by our clients that VAT will not be payable upon the rental amount under current legislation.</p>	
Legal Costs	
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	
Service Charge	Viewings
<p>A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium.</p>	<p>Available by prior appointment with agents:</p> <div data-bbox="922 1501 1279 1717" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Mandeep Cheema mc@linays.co.uk</p>