

# SWANLEY

UNIT 5a THE GROVE, PARK ROAD

BR8 8AJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – INDUSTRIAL UNIT (APPROX 1,365SQ.FT / 126SQ.M)**

## Location

The Grove industrial estate is located approx. 1 mile from Junction 3 of the M25 and 2 miles from Junction 1 of the M20. Park Road is within walking distance of the High Street to the south east of Swanley town centre.

## Description

The property comprises a mid-terrace unit of steel portal frame construction with profile metal cladding over brick and block work lower elevations. To the front elevation is a roller shutter door together with a pedestrian entrance.

The ground floor is currently arranged to provide warehouse space. The warehouse benefits from sodium lighting, painted floor and a full height electric roller shutter.

The first floor provides steel frame mezzanine offering storage space, kitchen and WC.

Features include recessed category II lighting, suspended ceilings and allocated parking.



## Accommodation

(with approximate dimensions and floor areas)

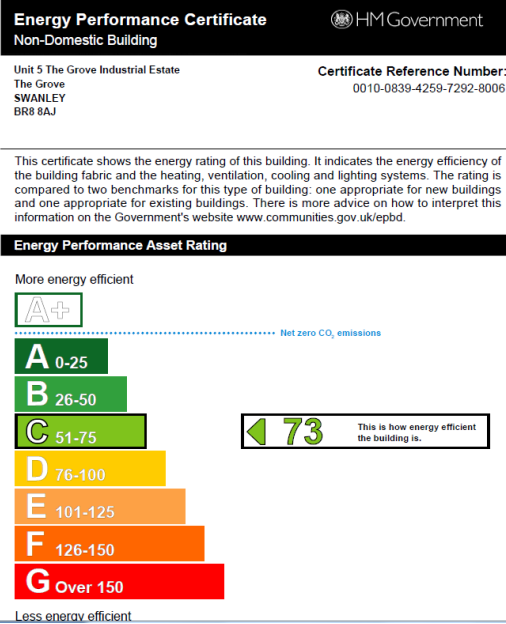

Ground Floor Warehouse	900sq.ft	83sq.m
First Floor Mezzanine	195sq.ft	18sq.m
Ancillary Storage	<u>270sq.ft</u>	<u>25sq.m</u>
<b>Total Floor Area:</b>	<b>1365sq.ft</b>	<b>126sq.m</b>
W.C & Kitchen		

## Terms

The premises are held upon an existing full repairing and insuring lease for a term expiring September 2027. The current rental is **£19,500 (Nineteen Thousand Five Hundred Pounds) per annum exclusive**. A rental deposit is held by the Landlord. The Lease is contracted inside the security provisions of The Landlord and Tenant Act 1954 (as amended). Alternatively, a new lease is available directly with the Landlord, terms on application.

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 £7130.21 (2020/21 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	 <p>The image shows an Energy Performance Certificate (EPC) for a non-domestic building. It includes the HM Government logo, the building name 'Unit 5 The Grove Industrial Estate, The Grove, SWANLEY, BR8 8AJ', and the certificate reference number '0010-0839-4259-7292-8006'. The EPC features a scale from A+ (0-25) to G (Over 150). The building's rating is 73, which is highlighted in a box with the text 'This is how energy efficient the building is.' The scale is labeled 'Energy Performance Asset Rating' and 'Net zero CO<sub>2</sub> emissions'.</p>
Legal Costs	<h3>Viewings</h3>
<p>The assignee is to be responsible for a contribution towards our client's legal costs incurred.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p>
VAT	 <p>The image shows the Linays Commercial logo, which consists of the word 'LINAYS' in a large, blue, serif font above the word 'COMMERCIAL' in a smaller, blue, sans-serif font. Below the logo is the website address 'www.linays.co.uk' and the phone number '01689 875 511'.</p>
VAT	<p>Mandeep Cheema <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>
Service Charge	
<p>A service charge is applicable to cover the costs of cleaning, managing, and maintaining the common parts.</p>	