

SWANLEY

4 TECHNOLOGY CENTRE

LONDON ROAD

BR8 7AG

LINAYS

COMMERCIAL

26A STATION SQUARE
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**1ST FLOOR AIR CONDITIONED OFFICES-TOWN CENTRE LOCATION
ALLOCATED FORECOURT PARKING - 2,324 SQ FT (215 SQ.M)**

Location

Swanley is located approximately 17 miles to the south-east of Central London with easy access to the motorway network via the M20 (Junction 1) and M25 (Junction 3) approx. 1 mile away.

Technology Centre is a business estate off of Pioneer Way, set in a convenient position for local amenities and within walking distance of Swanley Railway Station providing direct services to London Victoria.



Description

The property comprises an end of terrace two storey business unit within a well maintained estate. The available accommodation is set out over first floor level and benefits from a modern specification. The offices are arranged internally to provide a mixture of cellular offices, meeting room, open plan area with fitted kitchen/breakout space and ladies/gents WC facilities.

Features include air conditioning, gas central heating, perimeter trunking, four allocated car parking spaces, suspended ceilings with integrated lighting and door entry system.

Accommodation

(with approximate net internal floor area)

First Floor 2,324sq.ft 215sq.m

Four Allocated Parking Spaces Plus Additional Shared Parking Area.


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 **£39,500 per annum exclusive** payable quarterly in advance.

A service charge is applicable. Further information can be seen overleaf.

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 £13,785.87 (2022/23 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> | |
| VAT | |
| <p>We have been advised by our clients that VAT will 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 electricity, maintenance, decoration and repair of common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium. Year 2022/2023 estimate £TBA</p> | <p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1003 1304 1289 1507" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p> |