

BROMLEY

UNIT C CLAN WORKS, HOWARD ROAD

BR1 3QJ

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – FIRST FLOOR OFFICE SUITE - APPROX 636 SQ.FT

Location

Bromley is a major district centre situated some ten miles to the southeast of central London, with two mainline railway stations offering frequent services to central London.

Clan Works is a courtyard development located off of Howard Road approximately half a mile of both Bromley North train station and a short walk from Bromley High Street.

Access is via a roadway into a shared courtyard. There is on street parking restricted to permit holders only between 12 noon and 2pm.



Accommodation

(with approximate dimensions and floor areas)

Net Internal Floor Area: **636sq.ft** **59sq.m**

Kitchenette

Ladies & Gents WC

Description

The property comprises first floor office accommodation accessed via an external staircase within a shared courtyard.

The current layout provides open plan office space with partitioned store room, kitchenette and ladies & gents WC's.

The property benefits from suspended ceilings with integrated lighting and double glazing throughout.


Terms

The premises are available to let on the basis of a new internal repairing and insuring lease for a term of years to be agreed at a commencing rent of **£10,800** per annum exclusive. The lease is to be contracted outside the security provisions of The Landlord and Tenant Act 1954 (as amended).

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

Business Rates	CEPC
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2119.73 (2022/23).</p> <p>Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.</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 of the common parts and structure, refuse collection plus a contribution towards the Landlords Buildings Insurance Premium.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1040 1455 1247 1602" style="text-align: center;">  <p>www.linays.co.uk 01689 875 511</p> </div> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>