

BROMLEY

20 CHANTRY LANE

BR2 9QL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – OFFICE PREMISES WITH EXTERNAL STORE & ALLOCATED PARKING

Location

Bromley is a popular and affluent town located approximately 12 miles south-east of Central London.

The premises are situated within the Chatterton Village area of South Bromley approximately 1 mile from Bromley South Station, which provides direct services to central London. Chatterton Village offers a mixture of shops, professional offices and caterers.

The property benefits from vehicular access via Chantry Lane, adjacent to Bromley Common (A21).



Description

The property provides primarily open plan office accommodation set over ground and first floor levels. The accommodation benefits from carpeted floors, fitted kitchenette, gas fired central heating and air conditioning throughout.

The property includes a detached external storage building with two up and over loading doors plus two allocated car parking spaces set within a private courtyard.

Accommodation

(approximate dimensions and net floor areas)

Office Accommodation:	452 sq ft	(41.99 sq m)
Shared WC:	-	-
External Store:	583 sq ft	(54.19 sq m)
Parking:	2 Allocated Spaces	

Floor Plans Available upon Request

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 **£15,400 (Fifteen Thousand Four Hundred Pounds)** 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

Ref: TA/5317

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBC (2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amounts under current legislation.

Commercial Energy Performance Certificate

TBC

Viewings

Available by prior appointment via Sole Agents:



Contact:
Toby Allitt

Email:
ta@linays.co.uk

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