

SWANLEY

1ST FLOOR, 5 LONDON ROAD, THE MALL

BR8 7YZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

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**TO LET – SELF CONTAINED TOWN CENTRE OFFICE/CLASS E USE
FIRST FLOOR LEVEL - APPROX 1625 SQ.FT (151 SQ.M)**

Location/ Description

Swanley is a town situated on the border of South-East London and Kent within Sevenoaks District Council and less than a mile from the M25 (Junction 3), providing direct access to both the A20 & M20. In terms of public transport Swanley Railway Station is 0.4 miles away with services running to Bromley South, and London Bridge as well as to the Kent coast. There are bus stops outside of the property which service the local area. Local amenities include an Asda Supermarket, Costa Coffee, Subway and Card Factory all within walking distance.

5 London Road is located at the southern end of High Street close to the junctions with Nightingale Way and Swanley Lane. The property comprises first floor office accommodation within a two-storey commercial building. Access is via a private entrance from the pavement edge and internally the space is currently arranged to provide a mixture of open plan and partitioned cellular offices with kitchenette and ladies & gents WC's.

Ample pay and display parking is available within the Asda car park immediately to the rear of the building or at Nightingale Way.



Accommodation

(with approximate floor areas)

| <u>Floor</u> | <u>Sq.Ft</u> | <u>Sq.m</u> |
|--------------------------|--------------------|-----------------|
| First Floor: | 1625 sq ft | 151 sq m |
| Total Area (NIA): | 1,625 sq ft | 151 sq m |
| Ladies & Gents WC's. | | |



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 **£25,000 (Twenty Five Thousand Pounds) per annum exclusive** payable quarterly in advance.

A service charge is applicable.

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 | | | | | | | | | |
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| <p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBC (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> | | | | | | | | | | |
| VAT | | | | | | | | | | |
| <p>The property is elected for VAT which will be payable upon the rental and service charge amounts. All figures are quoted on an exclusive basis.</p> | | | | | | | | | | |
| Legal Costs | | | | | | | | | | |
| <p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p> | <th data-bbox="667 1104 1529 1203">Viewings</th> | Viewings | | | | | | | | |
| Service Charge | <p>Available by appointment via joint agents Linays Commercial & Cradick Retail.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div data-bbox="846 1346 1057 1493" style="text-align: center;">  <p>www.linays.co.uk 01689 875 511</p> </div> <div data-bbox="1117 1388 1455 1493" style="text-align: center;">  </div> </div> <table border="0" style="width: 100%; margin-top: 10px;"> <tr> <td>Contact:</td> <td>Mandeep Cheema</td> <td>Alex Standen</td> </tr> <tr> <td>Tel:</td> <td>01689 875511</td> <td>01892 707577</td> </tr> <tr> <td>Email:</td> <td>mc@linays.co.uk</td> <td>astanden@cradick.co.uk</td> </tr> </table> | Contact: | Mandeep Cheema | Alex Standen | Tel: | 01689 875511 | 01892 707577 | Email: | mc@linays.co.uk | astanden@cradick.co.uk |
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| <p>A service charge is levied to cover the cost of repair, maintenance and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance. Full details awaited.</p> | | | | | | | | | | |