

# SWANLEY

UNIT 7 THE GROVE, PARK ROAD  
BR8 8AJ

**LINAYS**  
COMMERCIAL

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## TO LET – INDUSTRIAL/OFFICE UNIT APPROX 2,373SQ.FT / 220SQ.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 situated off the High Street and set in a convenient position for local amenities and within walking distance of Swanley Railway Station.

### 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 a reception, kitchen, WC facilities and warehouse space.

The warehouse benefits from sodium lighting, painted floor and a full height electric roller shutter.

The first floor provides two offices with suspended ceilings and perimeter trunking



### Features

- Recessed Category II Lighting
- Suspended Ceilings
- 12' x 13' Up & Over Electric Loading Door
- Forecourt/ Car Parking Spaces

### Accommodation

(with approximate dimensions and gross internal floor areas)

#### Ground Floor

1,800 sq.ft      167 sq.m

#### First Floor:

573sq.ft      53.3 sq.m

**Total:      2,373sq.ft      220sq.m**

Terms	Commercial Energy Performance Certificate
<p>The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of <b>£36,000 per annum exclusive</b>.</p>	<p>7 The Grove Industrial Estate The Grove SWANLEY BR8 8AJ</p> <div data-bbox="1286 354 1498 572" style="border: 1px solid black; padding: 5px; text-align: center;"> <span style="font-size: 2em;">Energy rating</span>  <span style="font-size: 2em;">C</span> </div>
<h3 data-bbox="120 587 502 635">Rating Assessment</h3>	<p>Valid until <b>24 November 2035</b></p> <p>Certificate number <b>1121-2397-0732-4091-0523</b></p>
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £17,465.00 (2025/26 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<h3 data-bbox="696 988 882 1036">Viewings</h3>
<h3 data-bbox="120 1045 345 1094">Legal Costs</h3>	<p>Available by prior appointment via sole agents Linays Commercial Limited</p>
<p>Each party is to bear their own legal and professional fees in respect of this transaction.</p>	<div data-bbox="938 1199 1264 1431" style="text-align: center;">   <b>LINAYS</b>  <small>COMMERCIAL</small>  <a href="http://www.linays.co.uk">www.linays.co.uk</a>  <b>01689 875 511</b> </div> <p>Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>
<p>A service charge may be applicable to cover the costs of cleaning, managing, and maintaining the common parts.</p> <p>Year 2026 estimated service charge £1,200 exclusive of VAT per annum.</p>	
<h3 data-bbox="120 1679 208 1727">VAT</h3>	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental amount.</p>	