

SWANLEY

UNIT 7 THE GROVE, PARK ROAD
BR8 8AJ

LINAYS

COMMERCIAL

26A STATION SQUARE
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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

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

Terms	Commercial Energy Performance Certificate
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 £40,000 per annum exclusive.	
Rating Assessment	
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 strongly advised to check the actual rates liability with the local authority directly.	
Legal Costs	Viewings
Each party is to bear their own legal and professional fees in respect of this transaction.	Available by prior appointment via sole agents Linays Commercial Limited  www.linays.co.uk 01689 875 511 Email: mc@linays.co.uk
Service Charge	
A service charge may be applicable to cover the costs of cleaning, managing, and maintaining the common parts. Year 2016 estimated service charge £1,200 exclusive of VAT per annum.	
VAT	
We have been advised by our clients that VAT will NOT be payable upon the rental amount.	