

BROMLEY

6 SHERMAN ROAD

BR1 3JH

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – FIRST FLOOR OFFICE ACCOMMODATION APPROX 480 SQ.FT (44M²) – INCLUSIVE LEASE TERMS

Location

The premises are situated in a central position adjacent to Bromley North Station and close to the junction with Tweedy Road (A21).

Description

Comprises a section of the first floor within a modern office building currently arranged to offer an open plan office area. In addition to the office space there is an adjoining shared kitchenette facility plus ladies and gents cloakrooms/WC's .

Terms

The premises are available to let on an inclusive basis at a commencing rental of **£1000 per calender month (£12,000 per annum inclusive)** payable quarterly in advance.

The rental amount is inclusive of all utility costs and business rates. Our clients are willing to offer flexible lease terms by negotiation.



Accommodation

(with approximate dimensions and floor areas)

Office Floor Area 480sq.ft (44m²)
Shared Kitchenette
Ladies & Gents W/C's

Features

(untested)

Gas Fired Central Heating	Suspended Ceilings
Window Blinds	Security Alarm System (Shared)
Audio Entry Phone	Florescent Lighting

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

Rating Assessment

Included within the aforementioned rental.

VAT

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

Legal Costs

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

Commercial Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

69

This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 372
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 48.54
 Primary energy use (kWh/m² per year): 283.72

Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

65

If typical of the existing stock

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
 Toby Allitt
 Adrian Tutchings

Email:
ta@linays.co.uk
commercialproperty@linays.co.uk

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