

PETTS WOOD

170 PETTS WOOD ROAD

BR5 1LG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – SMALL OFFICE - 1 TO 2 PERSONS

Location

Petts Wood lies to the North of Orpington and to the South East of Bromley. The property is situated to the rear of Petts Wood Road and is accessible via a service road from Woodland Way.

Petts Wood Rail Station is located approximately 200 meters from the building and provides regular services to Central London.

Amenities close by include coffee shops, supermarkets plus numerous other restaurants and retailers.



Description

The premises comprise an office space within an end-of-terrace building, to the rear of a retail unit. The accommodation is accessed via a pathway to the side of the building.

The office space is arranged to provide two office areas with a shared kitchenette and WC.

Internally the office is in good decorative order and would be suitable for a variety of users.

Accommodation

with approximate dimensions and floor areas

Floor Area Approx : 150 sq.ft (13.9 sq m)

Shared Kitchenette & WC

Terms

To be let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed (minimum 12 months) at a commencing rent of **£5,000 per annum exclusive**. Rents payable quarterly in advance.

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

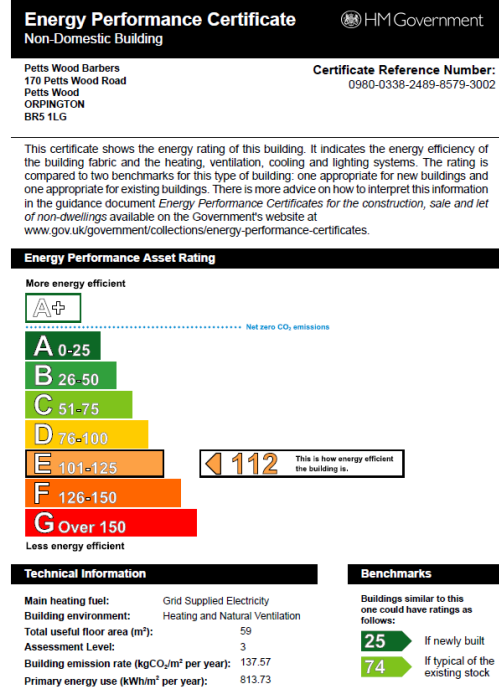
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBA. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

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

Notes

CEPC



Viewings

Available by prior appointment with Linays Commercial Limited.

Contact:
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