

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET
2,150 SQ FT SELF CONTAINED
FIRST FLOOR OFFICES
5 CAR PARKING SPACES AVAILABLE



FIRST FLOOR
30 HIGH STREET, CHISLEHURST, BR7 5AS
RENT £34,000 PA EX

Commercial Property Agents & Surveyors

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	The premises are located in a very high profile location, with great visibility from all directions, being at the junction of High Street Chislehurst, Park Road and Willow Grove, and are diagonally opposite Sainsburys supermarket, being the anchor tenant of the High Street. There are good leisure facilities nearby, with a number of restaurants and bars, along with a range of retailers, including Majestic Wines.
Description:	<p>The property forms a self-contained first floor office, being predominately open plan, but with partitioned individual offices/meeting rooms and a boardroom. There is also a reception area along with male and female W.C's, a kitchen and staffroom.</p> <p>To the rear, there are up to 5 parking spaces, available on annual licenses at a cost of £500pa per space.</p> <p>The premises themselves benefit from suspended ceilings, CAT II lighting, CAT V wiring, GFCH and are predominantly double glazed.</p>
Accommodation:	<p>The premises afford the following approximate net internal areas:</p> <p>Total Office Area 2,150sq ft Kitchen Staffroom Kitchen 2 x W.C</p>
Business Rates:	Interested parties are advised to make their own enquires to the local Authority, being the London Borough of Bromley.
Terms:	A new FR&I is to be granted for a period of 3 years, outside the Landlord and Tenant Act 1954.
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing.
Legal Fees:	The ingoing tenant is to contribute towards the landlord's legal costs which will be capped at £1000+ VAT.
Viewing:	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125

BL/JH/HSC30/C00583

Misdescriptions Act 1991

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