

### **MISREPRESENTATION ACT 1967**

*London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, The Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 736 of the Companies Act 1985) associated companies, employees and appointed agents ("we") give notice that:*

*We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [Our marketing literature gives a large amount of [statistical] information and there will inevitably be errors in it].*

*Intending purchasers or tenants should not rely on the information provided as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.*

*We generally provide information free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law.*

*No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to any of the properties within our portfolio.*

*We actively market vacant properties, however on occasions due to the large volume of properties that LCP markets it is not always possible to give the public notice of properties going 'under offer'. Active marketing of vacant properties will only cease when contracts have been exchanged on the property.*

*We do our best to ensure all information supplied is accurate, however no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information provided is accurate. [If you find any inaccurate information please let us know and where appropriate, we will correct it.]*

### **SUBJECT TO CONTRACT**

*We recommend that legal advice is taken on all documentation before entering into a contract.*

*You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)*