

# ORPINGTON

26c CHISLEHURST ROAD

BR6 0DG

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – SELF CONTAINED B1 OFFICES – APPROX 500 SQ.FT (46 SQ.M)**

## Location

Orpington is located 16 miles to the South of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London Mainline stations from Orpington BR station.

The property is situated within a courtyard development at the Northern end of the High Street within the one-way section close to the junction with Goodmead Road.



## Description

Comprises a detached two storey building with the benefit of an allocated garage.

The property is currently arranged to provide ground floor entrance lobby, first floor offices and fitted kitchen.

Features include gas central heating, WC with shower and double-glazed windows.

## Accommodation

(with approximate dimensions and floor areas)

First Floor

Net Internal Floor Area: 500 sq ft 46 sq m

Garage: 169sq ft 15sq m

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,000 per annum exclusive.

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

Ref: 4700

<b>Rating Assessment</b>	<b>CEPC</b>
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBA. Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.	
<b>VAT</b>	
We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental under current legislation.	
<b>Notes</b>	<b>Viewings</b>
	Available by prior appointment with Linays Commercial Limited.  <b>Contact:</b> Toby Allitt Mandeep Cheema  <b>Email:</b> <a href="mailto:property@linays.co.uk">property@linays.co.uk</a> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a>

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