

ORPINGTON

1 Lagoon Road

BR5 3QX

LINAYS

COMMERCIAL

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

01689 875 511

**TRADE & RETAIL SALES/ SHOWROOM PLUS WAREHOUSE AND OFFICES
WITH PARKING & LOADING AREA**

TOTAL GROSS FLOOR AREA APPROX 18,780 SQ.FT (1621 M²)

Location

Situated in a prominent position fronting Cray Avenue (A224) which provides excellent accessibility to Junctions 3 and 4 of the M25 London Orbital Motorway and the A20 Sidcup By Pass.

Immediate locality comprises a mixture of retail, trade and warehousing with occupiers including the Nugent Retail Park, Arco, Big Yellow, TK Maxx and Screwfix.

The property is also well served by public transport with the nearest railway station being St Mary Cray offering direct services into Central London.



Description

The property comprises a semi-detached building arranged on ground and 1st floors with the benefit of forecourt car park (15 spaces) and a loading bay to the rear. The internal layout of the building is arranged to provide trade and retail sales/ showroom area, warehouse plus ground and first floor offices plus mezzanine area. Features include 3 Phase power, 6.2m clear internal eaves height to main warehouse, and cloakrooms/ WC's on both floors.

Accommodation

(With approximate dimensions and floor areas)

Ground Floor

Warehouse	8105 sq.ft	752 m ²
Mezzanine	3266 sq.ft	303 m ²
Stores	1764 sq.ft	163 m ²
Showroom	748 sq.ft	69 m ²
Reception	147 sq.ft	13 m ²
Office 1	944 sq.ft	87 m ²
Office 2	200 sq.ft	18 m ²
Total Ground Floor (Gross):	16,369 sq.ft	1,520 m²

First Floor

Open Plan Offices	1948 sq.ft	180 m ²
Office	280 sq.ft	26 m ²
Total First Floor (Gross):	2,412 sq.ft	224 m²

Total Floor Area (Gross): 18,780 sq.ft 1,744 m²

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

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. The lease will be granted outside the provisions of The Landlord and Tenant Act 1954 (as amended) at a commencing rent of **£150,000 pax.**

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £43,110.00 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VAT

We have been advised by our clients that VAT **WILL** be payable upon the rental amount.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure.

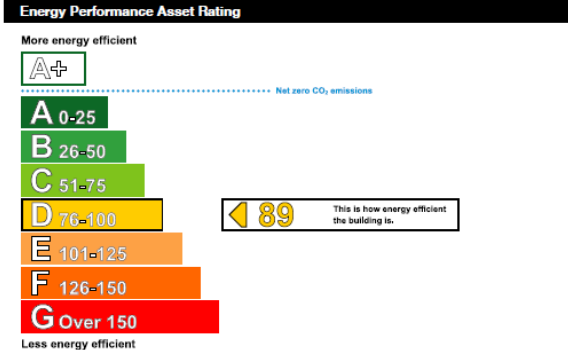
Commercial Energy Performance Certificate

Energy Performance Certificate 
Non-Domestic Building

Unit 1a
 Lagoon Road
 ORPINGTON
 BR5 3QX

Certificate Reference Number:
 9200-3005-0146-0600-2501

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 1699
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 46.38

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

64 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Viewings

Available by prior appointment via Linays Commercial Limited.



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