

ORPINGTON

3 METRO CENTRE, BRIDGE ROAD

BR5 2BE

LINAYS

COMMERCIAL

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**TO LET – APPROX 1,900 SQ.FT (176.52m²) GROSS
MODERN WAREHOUSE/BUSINESS SPACE UNIT**

Location

Situated within an established estate just off the A224 Cray Avenue/Sevenoaks Way which provides trunk road linkage between the A2 Sidcup Bypass and the M25 London Orbital Motorway (Junction 4). St Mary Cray and Orpington main line Railway Stations plus local and Orpington Town Centre shopping facilities are within one mile.

Description

Comprises a mid-terrace unit within a modern courtyard style development of 8 units close to Cray Avenue. Arranged on ground and mezzanine levels offering a mixture of office and storage/workshop space at ground floor level and offices and store including a meeting room at mezzanine level. Private forecourt/loading plus 3 parking spaces.

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 **£22,000 per annum exclusive** payable quarterly in advance.



Accommodation

(with approximate dimensions and gross internal floor area)

Forecourt

Private parking and loading

Ground Floor

Entrance hall

Reception/ office 282 sq.ft (26.2 sq.m)

Warehouse/workshop 566 sq.ft (52.58 sq.m)

Ladies & gents cloakroom/WCs

First Floor

Offices and meeting room 811 sq.ft (75.34 sq.m)

Storage Area 143 sq.ft (13.29 sq.m)

Kitchenette

Total Floor Area approx.: 1,900 sq.ft (176.52 sq.m)

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 £7,905.05 (2017/18 assessment) including transitional relief. 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.

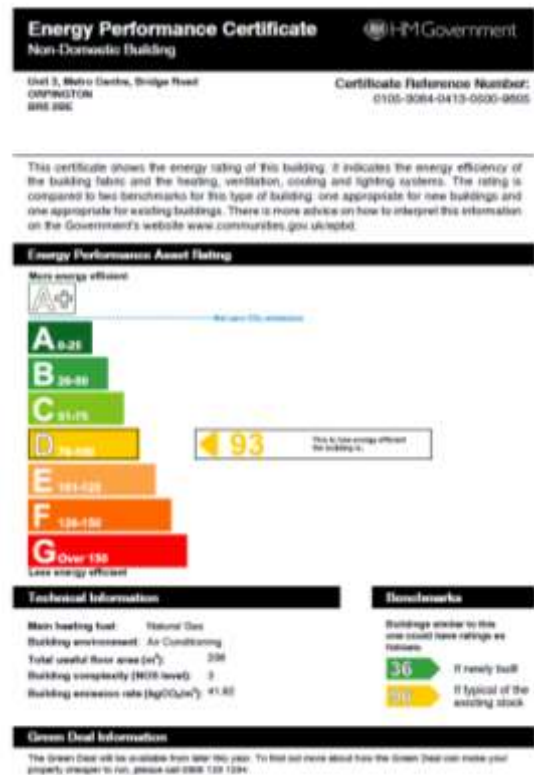
VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation but is payable upon the service charge levied by the landlords managing agents.

Service Charge

An estate service charge is levied to cover the cost of repair, maintenance and management of the common parts including access/forecourt. We are advised that the current service charge is £400 per quarter (2017/18 estimate).

Commercial Energy Performance Certificate



Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Mandeep Cheema
Toby Allitt
Adrian Tutchings

Email:
mc@linays.co.uk
ta@linays.co.uk
commercialproperty@linays.co.uk

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