

# ORPINGTON

6 MOORFIELD ROAD

BR6 0HQ

# LINAYS COMMERCIAL

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

**TO LET – GROUND FLOOR OFFICE UNIT (A2 USE)**

## Location

Orpington is a prosperous town 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 London Orbital Motorway, accessed via trunk road connections.

The premises are situated within a principally residential area to the northern end of the Town Centre. This section of Moorfield Road is a one-way street accessed by vehicles from Elmcroft Road.



## Accommodation

(with approximate dimensions and floor areas)

Comprises a mid-terrace ground floor office unit.

The property is currently arranged to provide one open plan office area with partitioned WC.

The premises are to be provided in shell condition. Our client is to install a shopfront prior to the grant of a lease.

WC

Office Area

865 sq ft (80m<sup>2</sup>)

**Floor Area Approx**

**865 sq ft (80m<sup>2</sup>)**

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 at a commencing rent of **£14,000 per annum exclusive.**

Our client will also consider offers for the freehold interest.

**Rating Assessment**

Awaiting Assessment.

**Commercial Energy Performance Certificate**



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 in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collectors/energy-performance-certificates](http://www.gov.uk/government/collectors/energy-performance-certificates).

**Energy Performance Asset Rating**



**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	112
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	61.93
Primary energy use (kWh/m <sup>2</sup> per year):	306.32

**Benchmarks**

Buildings similar to this one could have ratings as follows:

- 27: If newly built
- 111: If typical of the existing stock

**Legal Costs**

Each party to bear their own legal and professional fees.

**Viewings**

By prior appointment via Linays Commercial Limited.



**VAT**

We have been advised by our clients that VAT **will NOT** be payable upon the rental under current legislation.

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