

PETTS WOOD

PRESS HOUSE, CREST VIEW DRIVE

BR5 1FE

SAT NAV: BR5 1DF

LINAYS

COMMERCIAL

26A STATION SQUARE
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KENT. BR5 1NA
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**TO LET – MODERN OPEN PLAN OFFICE SUITE – THIRD FLOOR
APPROX. 621 SQ FT (57.69M²)- ALLOCATED PARKING**



Location & Description

Petts Wood is located within the London Borough of Bromley and lies to the North of Orpington and to the South East of Bromley. The town is well served for road transport with the M25 London orbital, the M20 and the M2 all within 15 minutes' drive. The town is popular with commuters and Petts Wood Rail Station is located approximately 200 meters from the building and provides regular direct services to London Victoria, Cannon Street, Charing Cross and London Bridge. Press House is situated in a prominent position adjacent to the junction of Crest View Drive and Queensway. Amenities close by including coffee shops, supermarkets, a gym plus numerous other restaurants and retailers. The premises also lie adjacent to a public car park (48 spaces).

Suite 32 is located at third floor level within a mixed-use development. Access is via a communal ground floor entrance hall with passenger lift and stairs. The accommodation is currently arranged to provide open plan office space finished to a high specification with good levels of natural light. Features include air conditioning, spotlighting, kitchenette, video entry intercom, perimeter network/data points, fibre broadband connection and on site CCTV. Two allocated car parking spaces are provided at the rear of the building with additional spaces available by way of negotiation.

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 accommodation is available to let on the basis of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of **£17,000 (Seventeen Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,239.50 (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive and should contact The London Borough of Bromley.

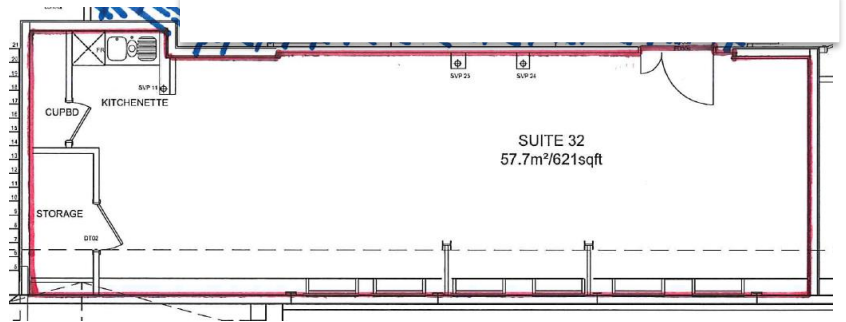
VAT

We have been advised by our clients that VAT **will** be payable upon rental and service charge amounts under current legislation.

Service Charge

A service charge will be levied to cover the cost of repair, maintenance, decoration and management of the common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium. Details available on request.

Floor Plan



Commercial Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

84 This is how energy efficient the building is.

Net zero CO₂ emissions

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk