

ORPINGTON

UNIT 5 MURRAY BUSINESS CENTRE

MURRAY ROAD

BR5 3RE

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – TWO STOREY OFFICE BUILDING / BUSINESS UNIT
ALLOCATED PARKING / FORECOURT AREA – 2,200 SQ.FT (204SQ.M)**

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 (Sevenoaks Way) and thus trunk road access to Junctions 3 and 4 of the M25 Motorway is available. Rail services are available at St Mary Cray station offering direct lines to Central London and the coast.

Murray Business Centre forms part of a modern development located off of Sevenoaks Way within an established business location. Surrounding occupiers include several national trade counter operators. Local shopping facilities are available approx. 0.4 miles away at the Nugent Shopping Centre where occupiers include Marks & Spencer, Nando's, Metro Bank, Pret and Costa Coffee.



Accommodation

(with approximate dimension and floor areas)

| | | |
|--------------------------|--------------------|-----------------|
| Ground Floor: | 1,100 sq ft | 102 sq.m |
| First Floor: | <u>1,100 sq ft</u> | <u>102 sq.m</u> |
| Total Floor Area: | 2,200 sq.ft | 204 sq.m |

Description

The property comprises a self-contained, two storey, office building of brick and block construction with insulated clad elevations beneath a sloped roof. The ground floor is currently configured to provide entrance lobby, four partitioned offices, kitchen and staff room. The first floor offers additional office space in a predominantly open plan layout. As the internal walls are partitions the space could easily be adapted to an occupier's preferred layout/specification.

Features include male and female WC facilities, air conditioning, gas central heating, perimeter trunking (power & comms) and LED lighting. Externally 5 (Five) parking spaces are available upon the forecourt area.

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 **£33,000 (Thirty-Three Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the second floor are £10,978.00 (2024/25 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020.

VAT

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


Service Charge

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

Estate Photo



CEPC

| | |
|---|--|
| Unit 5 Murray Business Centre Murray Road ORPINGTON BR5 3RE | Energy rating  |
| Valid until 22 October 2025 | Certificate number 0692-2705-6030-9190-9503 |

Viewings

By prior appointment via Linays Commercial Limited.



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