

# ORPINGTON

BRITANNIA HOUSE, FARADAY WAY

BR5 3QW

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH PARKING**

## Location

Orpington is a suburb approx. 26 km south of central London. The property is situated within the established Cray Industrial Area, such offering a range of manufacturing, warehouse/distribution, trade and retail sales.

The building forms part of a private courtyard-style business estate, lying adjacent to the A224 Cray Avenue, such connecting with the A20 Sidcup Bypass approx. 2.20 km north. St Mary Cray Rail Station is conveniently located 0.2 km west, providing direct and regular services to central London.



## Description

The property comprises a detached, industrial/warehouse unit of steel portal framed construction with brickwork to lower elevations and insulated panels to upper elevations and roof.

The building provides principally open plan warehouse accommodation with loading door, plus office content at ground and first floor levels, staff kitchenette, WC facilities and entrance hall.

The premises benefit from a CCTV system, security alarm & lighting, heat pump ventilation system and central heating to the offices.

## Accommodation

(with approximate gross internal floor areas)

Ground Floor:	4,720 sq ft	(438.50 sq m)
First Floor Offices:	685 sq ft	(63.64 sq m)
<b>Total GIA:</b>	<b>5,405 sq ft</b>	<b>(502.14 sq m)</b>
Parking:	8 allocated spaces plus loading bay	

## 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 rental of **£70,000 (Seventy Thousand Pounds) per annum exclusive.**

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

Ref: TA/5600

## Business Rates

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £29,484 per annum (2024/25).

## VAT

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

## Service Charge

An estate service charge is levied to cover the cost of repair and maintenance of the access/forecourt areas. Full details available upon request.

## Energy Performance Certificate

### Energy performance certificate (EPC)

Britannia House  
Faraday Way  
ORPINGTON  
BR5 3QW

Energy rating

**D**

Valid until:

13 May 2034

Certificate number:

2031-3664-0040-6302-5025

Property type

Storage or Distribution

Total floor area

503 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Viewings

Available by prior appointment via Sole Agents:



### Contact:

Toby Allitt

Adrian Tutchings

### Email:

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[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)