

PETTS WOOD

172a PETTS WOOD ROAD

BR5 1LF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

TO LET – SELF CONTAINED OFFICE SUITE - 754 SQ.FT/70SQ.M



Location & Description

Petts Wood is a popular suburb within the London Borough of Bromley, approximately 12 miles south of central London. The town is well served for road transport with the M25 London orbital and the A20 within 15 minutes' drive. Petts Wood Road is the main route through Petts Wood, linking with Chislehurst to the north and Orpington to the south. Petts Wood Railway Station is located 150 metres from the property, within Zone 5 providing direct commuter services to London and Sevenoaks.

172a Petts Wood is approached via a service road off of Woodlands Way and comprises a purpose built office of traditional brick construction with rendered elevations set beneath a flat roof with external forecourt/parking area (1 space). The accommodation is accessed via a private entrance lobby/staircase and internally the space is arranged to offer three office areas, bathroom and kitchen.

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: MC/5486

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 **£15,000 (Fifteen Thousand Pounds)** per annum exclusive.

Rating Assessment

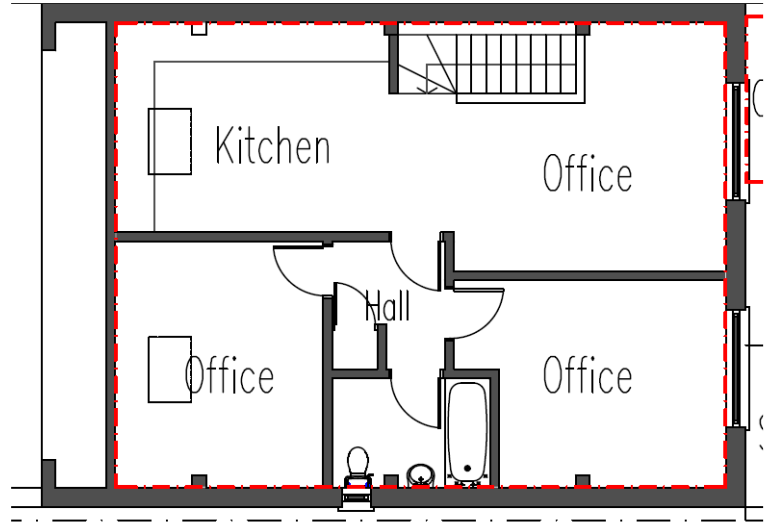
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2644.70 (2023/24 assessment).

Prospective tenants may be able to obtain 100% relief from the payment of Business Rates under the current small business rate relief incentive and should contact The London Borough of Bromley Business Rates Department for further information.

VAT

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

Floor Plan



Commercial Energy Performance Certificate

172a Petts Wood Road
Petts Wood
ORPINGTON
BR5 1LG

Energy rating

C

Valid until
16 September 2028

Certificate number
9248-3061-0385-0600-7495

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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