

KESTON

UNIT 1 GLEBE FARM BUSINESS PARK
BR2 6AX

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – MODERN INDUSTRIAL UNIT WITH PARKING
GROSS INTERNAL AREA – 2,665FT² / 247.57M²



Location / Description

Keston is an affluent village in Greater London located within the London Borough of Bromley. It is part suburban, part rural in nature and lies on the edge of Hayes Common, to the south of Hayes and west of Locksbottom.

The subject property is conveniently located approximately 2.3 km south of the A21, such connecting with the M25 London Orbital Motorway approx. 8 km east, enabling travel both into Kent, Surrey and Central London.

The subject property comprises a single storey industrial/warehouse unit of steel portal frame construction forming part of an established business estate with gated access. The premises benefit from two separate electronically operated roller shutter loading doors and are currently arranged to provide principally open plan warehouse accommodation, plus partitioned office, kitchenette and WC facilities. Parking is available within a dedicated area on the estate.

Accommodation

(with approximate gross floor areas)

Ground Floor GIA: 2,665 sq ft (247.58 sq m)

Parking: On-site parking available

Ref: TA/5643

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 **£35,000 (Thirty-Five Thousand Pounds) pax**. The property is not elected for VAT.

Rating Assessment

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

Service Charge

A service charge is applicable to cover the costs of cleaning, managing, and maintaining the common parts.

CEPC

Unit 1
Glebe Farm Business Park
Westerham Road
KESTON
BR2 6AX

Energy rating

C

Valid until

9 February 2033

Certificate number

0920-0207-5307-0002-0114

Property type

Storage or Distribution

Total floor area

389 square metres

Viewings

Available by prior appointment via sole agents:



Contact:
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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