

# ORPINGTON

55 ELMCROFT ROAD

BR6 0HZ

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – MODERN SELF CONTAINED OFFICE BUILDING – 406FT<sup>2</sup>**



## Location & Description

Orpington is a busy suburb within the jurisdiction of the London Borough of Bromley. The town is adjacent to the A224 and benefits from close access to major roads including the M25 Motorway and A21 Farnborough Way. For public transport Orpington Railway Station is approx. 2 mile from the property and provides frequent services to central London, making the town a popular location for commuters. Elmcroft Road is conveniently positioned at the northern end of the High Street close to the junction with Chislehurst Road. The general character of the area comprises predominantly residential properties within established terraces and a small retail parade is within close proximity which serves the local catchment.

The property comprises a two-storey commercial building set out to provide ground floor undercroft parking (three spaces) and office accommodation at first floor level. Access is via a self-contained entrance from the side of the building. Internally the demise is configured to provide entrance lobby, open plan office, kitchen and WC. In terms of specification the space is fitted to a good standard throughout to include air conditioning, solar pv panels, fibre broadband, vehicle charging points, perimeter trunking (comms and power) and LED lighting. The building is not listed or located within a conservation 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

Ref: MC/5645

## Terms

The accommodation is available to let on the basis of a new Full Repairing and Insuring lease 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 £3,792.40 (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.

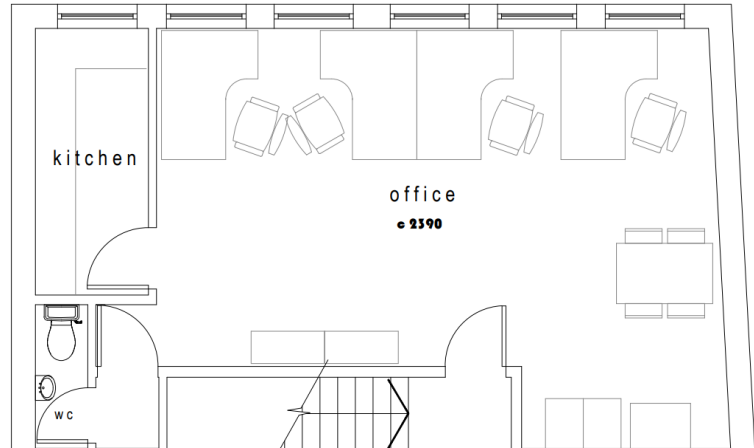
## VAT

We have been advised by our clients that the property is not elected for VAT.

## Accommodation/Floor Plan

Floor	Sq.Ft	Sq.m
First Floor:	406	37.72
<b>Total Net Internal Area:</b>	<b>406 sq ft</b>	<b>37.72 sq m</b>

Parking Spaces (Three).



## Commercial Energy Performance Certificate

55 Elmcroft Road  
ORPINGTON  
BR6 0HZ

Energy rating

**B**

Valid until

**17 November 2034**

Certificate number

**3574-8797-7850-4225-9858**

## Viewings

Available by prior appointment with Linays Commercial Ltd.

**Contact:**  
Mandeep Cheema

**Email:**  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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