

PETTS WOOD

1 VICTORIA WORKS, 6 FAIRWAY

BR5 1EG

LINAYS

COMMERCIAL

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

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**FREEHOLD FOR SALE – OFFICE BUILDING WITH PARKING
APPROX 1,145 SQ FT (106.37 SQ M) NET**

Location

Petts Wood is located within the London Borough of Bromley and lies to the North of Orpington and to the South East of Bromley. The town is well served for road transport with the M25 London orbital, the M20 and the M2 within 15 minutes' drive. The town is popular with commuters and Petts Wood Railway Station is located approx. 150m distant providing rail connections to London Victoria, Waterloo, Cannon Street, Charing Cross and London Bridge. Numerous bus routes and pay and display parking are available in Fairway and Station Square.

The property is located on the Station Square side of Petts Wood within a mixture of commercial and residential properties. Surrounding occupiers include Sainsburys, The Daylight Inn PH, Costa Coffee and Iceland.



Accommodation

(with approximate internal floor area)

Ground Floor: entrance lobby, open plan accommodation with WC.

Side entrance from Victoria Works with staircase to

First Floor: Open plan plus private office and WC.

Floor Area Approx: 1,145 sq ft 106.37 sq m

Description

The property comprises a self-contained two storey office building with the benefit of a private parking space forming part of a mews style office development. The building has separate entrances to ground and first floor. There are WCs at each level and kitchenette facilities. The offices have the benefit of air conditioning, carpets/floor coverings and modern lighting (all untested).

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 AGT/5681

Price

£400,000 (Four Hundred Thousand Pounds), for our client's Freehold interest.

VAT

We have been advised by our clients that VAT **will** be payable upon the sale price under current legislation.

Legal Costs

Each party to bear their own legal and professional costs.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are as follows:

Ground Floor: £5,738.50 (2024/2025)

First Floor: £5,613.75 (2024/2025)

Car Parking space: £249.50 (2024/2025)

Interested parties are strongly advised to check the actual rates liability with the Local Authority directly.

Commercial Energy Performance Certificate

1 Victoria Works
6 Fairway
Petts Wood
ORPINGTON
BR5 1EG

Energy rating

C

Valid until

10 October 2032

Certificate number

2041-3210-9020-0398-5101

Photo



Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:

Adrian Tutchings

commercialproperty@linays.co.uk

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