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**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**  
**GROUND FLOOR OFFICE SUITE WITH PARKING**  
**FLOOR AREA APPROX. 2,620 sq.ft. (243.40m<sup>2</sup>)**



**WEST HOUSE, 46 HIGH STREET, ORPINGTON,  
KENT BR6 0JQ**

**LOCATION:**

Situated in a prominent position within the one-way section of the High Street and the northern sector of the Town Centre. Junction 4 of the M25 and Orpington Railway Station are approximately 3 and 1 mile distant respectively.

**DESCRIPTION:**

Comprises the ground floor of this modern office building arranged on ground and two upper floors with private car parking to the rear (accessed via Elmcroft Road). The offices offer a mixture of open plan and cellular office accommodation with private car parking to the rear. Ladies' and gent's cloakrooms/WCs are provided at ground floor level.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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**ACCOMMODATION:**

(with approximate floor areas)

**Ground Floor suite approx. 2,620 sq.ft. (243.40m<sup>2</sup>)**

**Features (all untested)**

- Gas central heating
- Air conditioning
- Door entry system
- Fire alarm
- Double glazing
- Perimeter trunking as fitted
- Power poles for electrical and telecom connections
- Burglar alarm
- Private car parking
- Passenger lift
- Mixture of cellular and open plan office space

**TERMS:**

The premises are to be let upon a full repairing and insuring lease expiring 20<sup>th</sup> December, 2012. Our clients may wish to let the property outside of the provisions of the Landlord & Tenant Act 1954 (as amended).

**RENT:**

**£31,500 per annum exclusive without further rent review.**

**RATES PAYABLE:**

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the ground floor premises are £12,589.50 (2008/2009 assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority.

**SERVICE CHARGE:**

A service charge is payable to cover the cost of the repair, maintenance, decoration and cleaning of the structure and common parts plus other service contracts including alarm systems and the passenger lift, etc. We await full details from our clients of the service charge for the year 2008.

**LEGAL COSTS:**

The ingoing tenant is to be responsible for the payment of both parties' legal fees

**VAT:**

We are advised by our clients that VAT is payable upon the rental under current legislation.

**VIEWING:**

**STRICTLY by arrangement with the Owner's Agents:  
LINAYS COMMERCIAL Tel: 01689 875511**

**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