

Ref: AGT/tah/0:3635A

PRELIMINARY DETAILS



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
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TO LET

**SUBSTANTIAL TOWN CENTRE OFFICE BUILDING
WITH PRIVATE CAR PARKING**

Available floor area approx 15,500 sq.ft (1439.95m²)

Suites available from 4,200 sq.ft. (389.78m²)



**CROWN BUILDINGS, THE WALNUTS,
ORPINGTON BR6 0TL**

LOCATION:

Situated in the heart of the Walnuts Shopping Complex and Town Centre.
The building faces onto the main market and town square area.

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



- DESCRIPTION:** Crown Buildings comprises a substantial office building arranged on ground and two upper floors and offers extensive centrally located premises currently and previously used as office accommodation, but with potential for alternative uses subject to the grant of Planning Permission. The building is effectively arranged in three sections and has the benefit of three entrances all from the Shopping Centre area. A section of the second floor is currently sub-let to a firm of Solicitors. In addition there is a private car park to the rear.
- ACCOMMODATION:** Available suites from approx. 4,200 sq.ft. (389.78m²)
- Total floor area available 15,500 sq.ft. (1439.95m²)**
- RENT:** Upon application reference AGT.
- SERVICE CHARGE:** A service charge will be levied to cover the cost of the repairs, decorations, maintenance and management of the common parts and structure plus a contribution towards the Landlords Building Insurance Premium (full details awaited).
- TERMS:** The premises are to be let upon new full repairing and insuring lease/leases at terms to be agreed.
- RATES PAYABLE:** Awaiting assessment details.
- LEGAL COSTS:** The ingoing tenant(s) to be responsible for the payment of both parties legal fees.
- VAT:** All prices quoted are exclusive of VAT which the Landlord/Vendor may elect or be obliged to charge.
- 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