

# ORPINGTON

282A HIGH STREET

BR6 0ND

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – SELF CONTAINED OFFICE SUITE – 521 SQ.FT (48 SQ.M)**

## Location

Orpington is located approximately 13 miles to the South of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway are accessible. Orpington Station offers regular rail services to various London Mainline stations and bus routes pass directly outside the subject premises.

The premises are situated at the southern end of Orpington High Street close to the junction with Knoll Rise. Surrounding Occupiers include Bonmarche, Subway, The Co-operative Funeral Care, Langford Russell & HSBC Bank .



## Description

Comprises a self-contained office suite set out over first and second floors with entrance from the High Street. The current layout provides office accommodation, kitchen and WC facilities.

Features & Amenities (all untested)

- Private Entrance
- Electric Heating
- Carpets/floor coverings
- Kitchenette
- Category II Lighting
- Audio Entry Phone System

## Accommodation

(with approximate dimensions and floor areas)

Total Floor Area Approx – 521sqft 48 sq.m

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring sub-lease for a term expiring November 2024 at a commencing rent of **£9,000 per annum exclusive** payable quarterly in advance. The lease is to be grated outside of the provisions of the Landlord and Tenant Act 1954 (As Amended). A rental deposit will be applicable.

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: 4989

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,308.60 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

We are advised by the current occupiers that they received 100% exemption from the payment of business rates under Small Business Rate Relief. Interested parties are strongly advised to check with the local authority directly.


## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

## Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

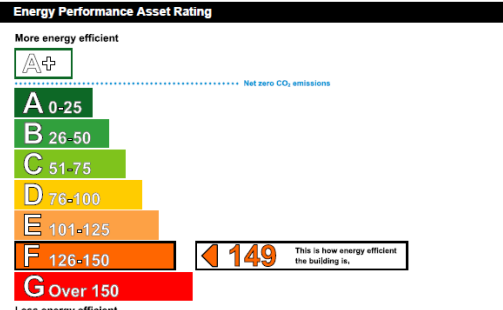
## Commercial Energy Performance Certificate

**Energy Performance Certificate**   
 Non-Domestic Building

282a, High Street  
 ORPINGTON  
 BR6 0ND

**Certificate Reference Number:**  
 9318-3024-0158-0900-2901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows: <b>31</b> If newly built <b>92</b> If typical of the existing stock
Building environment: Heating and Natural Ventilation	
Total useful floor area (m <sup>2</sup> ): 68	
Assessment Level: 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): 87.24	
Primary energy use (kWh/m <sup>2</sup> per year): Not available	

## Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
mc@linays.co.uk

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