

# ORPINGTON

LUDO HOUSE, CLARENCE COURT

RUSHMORE HILL BR6 7LZ

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – SELF CONTAINED OFFICE BUILDING – 977SQ.FT/90SQ.M**

## Location

Ludo House is situated adjacent to the junction of Rushmore Hill and the A21 Sevenoaks Road which runs to the south of Orpington and towards Farnborough.

The property is located in a courtyard environment behind properties on Sevenoaks Road/St James Terrace. Surrounding occupiers include World of Sewing and Esso Service station.



## Description

Ludo House is a self-contained mid terrace building set out over ground and first floor level with the benefit of an allocated parking space and detached garage.

The premises are currently arranged to provide entrance hall, meeting room, store and WC's. The first floor provides open plan office accommodation with partitioned private office.

Features include air conditioning at first floor level, suspended ceilings, inset defused lighting, perimeter trunking (all untested).

## Accommodation

with approximate dimensions and floor areas

Ground Floor:	405 sq.ft	(37 sq.m)
First Floor:	572 sq.ft	(53 sq.m)
<b>Total Floor Area:</b>	<b>977 sq.ft</b>	<b>(90 sq.m)</b>

Detached Garage  
Parking Space


## Terms

To be let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of **£16,000 (Sixteen Thousand Pounds)** per annum exclusive. All rents payable quarterly in advance.

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

Rating Assessment	CEPC	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £7014.00 (2019/2020). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p> <p>We understand that incentives in the form of small business rate relief may be applicable for full details please contact the London Borough of Bromley.</p>		
VAT	<th data-bbox="669 926 1526 1024">Viewings</th>	Viewings
<p>We have been advised by our clients that VAT <b>will</b> be payable upon the rental under current legislation.</p>		
Notes	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="998 1123 1198 1266" style="text-align: center;">  <p>www.linays.co.uk 01689 875 511</p> </div> <p><b>Contact:</b> Mandeep Cheema</p> <p><b>Email:</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>	

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