

ORPINGTON

OSPREY HOUSE, CRAYFIELDS BUSINESS PARK

NEW MILL ROAD

BR5 3QA

LINAYS

COMMERCIAL

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**TO LET – SELF CONTAINED REFURBISHED FIRST FLOOR OFFICE SUITE
26 ALLOCATED PARKING SPACES - APPROX 6,182 SQ.FT (574.32M²)**

Location

Orpington is located within The London Borough of Bromley approx. 16 miles to the south of central London and 5 miles from Bromley. The town is well served for road transport with the M25 London orbital and A20 (Crittals Corner) within a short distance from the property.

Crayfields Business Park is an established location set within landscaped grounds and conveniently positioned just off Sevenoaks Way (A224).

St Mary Cray Railway Station is approx. half a mile distant providing services to London termini.

The Nugent Retail park is in close proximity where occupiers include Costa Coffee Nandos, Marks and Spencer, Pret A Manger and Waterstones.

The available suite comprises the entire first floor which is to be refurbished to provide open plan office space, raised access floors, LED lighting, passenger lift, kitchenette and WC's. The floor plates are configured to provide flexibility in space planning terms to enable the accommodation to meet the requirements of modern office occupiers needs.



Accommodation

(with approximate dimension and floor areas)

First Floor Approx.: 6,182 sq ft 574.32 sq.m

26 allocated car parking spaces

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of **£136,000 (One Hundred and Thirty Six Thousand Pounds)** per annum exclusive, 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/Lesseees 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/Lesseees 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

We understand from the Valuation Office Agency (VOA) website that the rates payable on the second floor are £46,843.50 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to bear their own legal and professional fees.

VAT

We have been advised by our clients that VAT **WILL** be payable upon the rental under current legislation.

Service Charge

A service charge is levied to cover the cost of the repair, decoration, maintenance and management of the common parts and landscaping plus a contribution towards the landlords Building Insurance Premium.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



FIRST FLOOR
Osprey House
Crayfields Business Park
New Mill Road
ORPINGTON
BR5 3QJ

Certificate Reference Number:
0910-3988-0312-0042-2040

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.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← **69**

This is how energy efficient the building is.

..... Net zero CO₂ emissions

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 623
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 42.76
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

83

If typical of the existing stock

Viewings

Strictly by prior appointment via Linays Commercial Limited.



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