

ORPINGTON

TARA HOUSE, 161a HIGH STREET

BR6 0LW

LINAYS COMMERCIAL

26A STATION SQUARE
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TO LET – REFURBISHED 1st FLOOR OFFICES – TOWN CENTRE LOCATION

Location/ Description

Orpington is 16 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 and with regular rail services to various London Mainline stations from Orpington BR station.

The property is situated in the central section of the High Street and surrounding occupiers include Iceland Frozen Foods, Lloyds Bank, Mothercare and Edinburgh Woollen Mill.

The premises are set out over first floor level and have recently been refurbished to benefit from air conditioning, suspended ceilings with integrated LED lighting, kitchen and WC.

Parking is available at a discounted rate for regular users at the Walnuts Shopping Centre for more information please visit

<https://thewalnutsshoppingcentre.com/Article.aspx?ArticleID=3488>



Accommodation

(with approximate dimensions and floor areas)

Floor Area: 1,465 sq.ft (136.10m²)

Kitchen

WC

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£22,000 per annum exclusive**. The lease is to be granted outside of the security provisions of the Landlord and Tenant Act 1954 (as amended).

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

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

VAT

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

Legal Costs

Each party is to be responsible for the payment of their own legal and professional fees.

Service Charge

A service charge is levied to cover the cost of repair, cleaning, decoration, maintenance and management of the common areas.

Commercial Energy Performance Certificate

Energy Performance Certificate HM Government
Non-Domestic Building

161a-163a High Street
ORPINGTON
BR6 0LW

Certificate Reference Number:
0270-5948-0353-4380-4050

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+
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

68 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 347.7
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 167.48
Primary energy use (kWh/m² per year): 990.67

Benchmarks

Buildings similar to this one could have ratings as follows:
42 If newly built
124 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



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