

# ORPINGTON

13 MOORFIELD ROAD

BR6 0HG

# LINAYS

COMMERCIAL

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

**01689 875 511**

## TO LET – SELF CONTAINED OFFICE BUILDING WITH PARKING

### Location

Orpington is a prosperous town 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 benefits from regular rail services to various London Mainline stations.

Moorfield Road is conveniently located off the High Street at the northern end of the Town Centre. Surrounding buildings include a mixture of commercial and residential occupiers.



### Description

Comprises an end of terrace office building arranged over ground, first and second floor level. The ground floor is currently arranged to provide front and rear offices, kitchenette & WC's. The first and second floors provide further office accommodation.

There are two car parking spaces to the front of the property and approx. four additional spaces within the rear yard which accessed by an adjoining service road.

The property also benefits from a basement store.

### Accommodation

(with approximate dimensions and floor areas)

Basement:	138sq.ft	13sq.m
Ground Floor:	636sq.ft	59.1sq.m
First Floor:	596sq.ft	55sq.m
Second Floor:	<u>392sq.ft</u>	<u>36sq.m</u>
<b>Total:</b>	<b>1762sq.ft</b>	<b>164sq.m</b>

6 Car Parking Spaces

### Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£25,000 (Twenty Five Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance.

THE PROPERTY MISDESCRIPTONS 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: MC/5073

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8767.50 (2019/2020 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 incurred in respect of this transaction.

## VAT

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

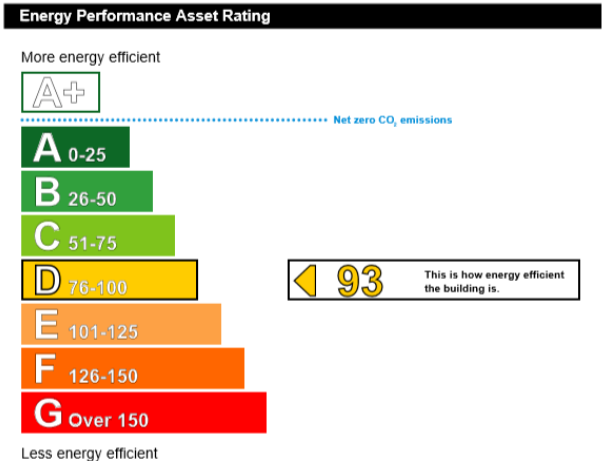
## Commercial Energy Performance Certificate

**Energy Performance Certificate**   
 Non-Domestic Building

Powell House  
 13, Moorfield Road  
 ORPINGTON  
 BR6 0HG

**Certificate Reference Number:**  
 0720-0531-5080-4701-5006

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 on the Government's website [www.communities.gov.uk/epbc](http://www.communities.gov.uk/epbc).



**Technical information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	207
Building complexity (NOS level):	3

**Benchmarks**

Buildings similar to this one could have ratings as follows:
<b>40</b> If newly built
<b>82</b> If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



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