

BIGGIN HILL

14 CONCORDE BUSINESS CENTRE

WIRELESS ROAD

TN16 3YN

LINAYS

COMMERCIAL

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

01689 875 511

LEASE AVAILABLE – WAREHOUSE UNIT APPROX 4674SQ.FT/434SQ.M

Location

Biggin Hill is situated on the southern edge of the London Borough of Bromley on the A233, 4 miles north of the M25 and 5 miles north of Westerham.

The town is well connected to London and the wider metropolitan area. The town enjoys excellent road connections and nearby Bromley, Croydon, Orpington can be accessed via the A233 and A212 respectively.

Concorde Business Centre is a well-established business location positioned within the industrial area of the airport.

14 is located immediately on the left-hand side within a secure gated estate.



Accommodation

(with approximate dimension and floor areas)

Ground Floor:	2271 sq.ft	210 sq.m
First Floor:	2402 sq.ft	223 sq.m
W.C		
Total Floor Area:	4674 sq.ft	434 sq.m

Description

The property comprises a detached two-story warehouse unit of steel frame construction with profile metal cladding over brick and block work elevations beneath a pitched roof. Internally the accommodation is currently arranged to provide warehouse space with roller shutter, mezzanine office space at first floor level, kitchen and WC's. The property benefits from a large forecourt area to provide approx. 10 car parking spaces.

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

Terms

Available by way of lease assignment.
 The premises are held upon an existing full repairing and insuring lease expiring on December 2024 at a rental of **£45,000 (Forty-Five Thousand Pounds)** per annum exclusive.
 The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended).
 A service charge is applicable.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the second floor are £19,530.00 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

All rents and prices are exclusive of VAT which may be payable.

Commercial Energy Performance Certificate

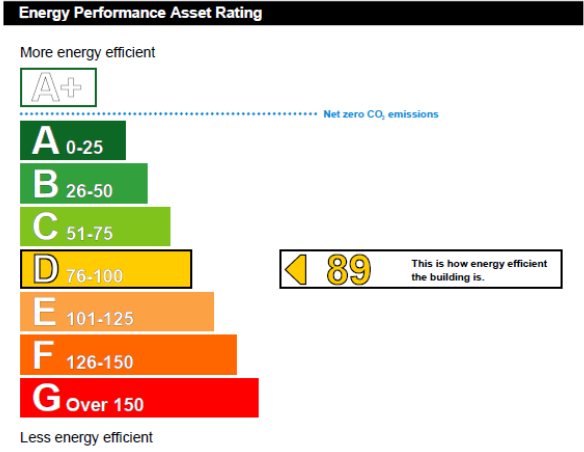
Energy Performance Certificate
Non-Domestic Building

Unit 14, Concorde Business Centre
 Airport Industrial Estate, Main Road
 Biggin Hill
 WESTERHAM
 TN16 3YN

HM Government

Certificate Reference Number:
9847-3001-0101-0800-7505

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/epbd.



Technical information		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	52 If newly built
Total useful floor area (m ²):	439	115 If typical of the existing stock
Building complexity (NOS level):	3	
Building emission rate (kgCO ₂ /m ²):	63.53	

Viewings

By prior appointment via Linays Commercial Limited.

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