

ORPINGTON

INTERNATIONAL HOUSE, CRAY AVENUE

BR5 3RS

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – OFFICE SUITE APPROX 1,589 SQ FT (147 SQ M)

Location

International House is situated in a prominent position fronting Cray Avenue (A224) which provides excellent accessibility to Junctions 3 and 4 of the M25 London Orbital Motorway and the A20 Sidcup By Pass.

Immediate locality comprises a mixture of retail, trade and warehousing with occupiers including the Nugent Retail Park, Costa, Big Yellow, TK Maxx, Pret, Marks & Spencer, Nandos and Honda.

The property is also well served by public transport with the nearest railway station being St Mary Cray offering direct services into Central London.



Description

Comprises a ground floor, self-contained office suite offering a range of private offices/meeting rooms.

The available accommodation is fitted to a good standard and provides a predominantly open plan office with smaller cellular offices plus meeting rooms.

The suite has the benefit of ladies and gents cloakroom/WCs and a kitchenette.

Accommodation

(with approximate dimensions and floor areas)

Total floor area approx. 1,589 sq ft (147 m²).

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 **£16,000 (Sixteen Thousand Pounds) per annum exclusive**. Rents payable quarterly in advance.

A service charge is applicable. Further information can be seen overleaf.

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 | Commercial Energy Performance Certificate |
|--|--|
| <p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the offices are £ (2019/20 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> | <p>Awaiting assessment.</p> |
| Legal Costs | |
| <p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p> | |
| VAT | |
| <p>We have been advised by our clients that VAT WILL be payable upon the rental amount under current legislation.</p> | Viewings |
| Service Charge | <p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1245 1256 1476" data-label="Image"> </div> <p>Contact: Email: Adrian Tutchings commercialproperty@linays.co.uk</p> |
| <p>A service charge is levied to cover the cost of the repair, decoration, cleaning and maintenance of the common parts plus a contribution towards the landlord's buildings insurance premium. Full details awaited.</p> | |

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