

# ORPINGTON

INTERNATIONAL HOUSE, CRAY AVENUE

BR5 3RS

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – INDUSTRIAL/WAREHOUSE UNIT 1,614 SQ FT (149 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

The property comprises a ground floor warehouse unit within a two story multi-let office building. The warehouse is currently of an open plan area and four partitioned private offices plus ladies & gents cloakrooms/WC's.

Access is via a shared covered loading bay accessed from the communal forecourt.

## Accommodation

(with approximate dimensions and floor areas)

Warehouse Area: 1,614 sq ft (149 m<sup>2</sup>)

## Terms


The premises are available to let on the basis of new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of **£14,000 (Fourteen Thousand Pounds) per annum exclusive**. Rents due 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

Features & Amenities	Commercial Energy Performance Certificate
<p>(all untested)</p> <ul style="list-style-type: none"> <li>• Glazed roof lights/panels</li> <li>• Feature / fluorescent lighting</li> <li>• Kitchenette areas</li> <li>• Warm air heater (workshop/warehouse)</li> <li>• Central heating (offices)</li> <li>• Ladies and gents cloakrooms</li> </ul>	<p>Awaiting assessment.</p>
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the warehouse are £TBC (2019/20 assessment)</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain full relief if the units are let to separate tenants from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.</p>	
Service Charge	Viewings
<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.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1556 1109 1686" style="text-align: center;">  <p>20A STATION SQUARE PITTS MOOD, CRIPINGTON, NORWICH, NR5 1NA Tel: 01689 875 511</p> </div> <p>Contact: Adrian Tutchings      Email: <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a></p>