

ORPINGTON

5 KINGFISHER HOUSE, NEW MILL ROAD

CRAYFIELDS BUSINSS PARK BR5 3QG

LINAYS

COMMERCIAL

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**TO LET – SELF CONTAINED OFFICE BUILDING
2,993 SQ.FT (278 SQ.M) – 10 ALLOCATED PARKING SPACES**

Location

Crayfields Business Park is a modern style campus situated off Sevenoaks Way (A224) which is less than half a mile from the junction of the A20 Crittals Corner providing easy access to junction 3 M25 to the east and Central London within 30 minutes to the west. There are excellent local amenities close by including Orpington Retail Park, Homebase, M&S and Costa Coffee.



Description

Kingfisher House comprises of 5 self-contained office buildings within a paved courtyard including Swan and Osprey House. The subject property is end of terrace and benefits from allocated car parking space to the forecourt and rear. The offices are arranged over ground and first floor and incorporate open plan space including kitchenette and male and female WCs. Features include gas central heating, air conditioning, suspended ceilings with integrated lighting and raised access floors.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor	1,457 sq.ft	135.33
First Floor	<u>1,536 sq.ft</u>	<u>142.73</u>
Total	2,993 sq.ft	278.06

Terms

The premises are to be let on the basis of a new effectively full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of £Upon Application per annum exclusive payable

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 £21,167.25 (2020/21 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 to bear their own legal and professional fees incurred in respect of this transaction.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building

LEGAL AND GENERAL ASSURANCE SOCIETY LTD
5 Kingfisher House
Crayfields Business Park
New Mill Road
ORPINGTON
BR5 3QG

Certificate Reference Number:
0181-3093-0015-0301-2825

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.

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

Net zero CO₂ emissions

← **65** This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 298
Building complexity (NOS level): 3

Benchmarks

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

Viewings

Available by prior appointment with joint agents:



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