

# BECKENHAM

1A COPERS COPE ROAD

BR3 1NB

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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## TO LET – EXTENSIVE GARAGE & WORKSHOP WITH FORECOURT

### Location

Beckenham is a prosperous and popular suburb located in the Borough of Bromley approximately 8 miles south-east of Central London and 5 miles north-east of Croydon.

The area is well served by road, the A222 linking Bromley and Croydon and the A214 linking with the A21 and on to the M25 at Junction 4.

The property occupies a prominent position to the eastern end of Copers Cope Road, close to Beckenham town centre and within approximately 0.2 kilometers of Beckenham Junction Railway Station.



### Accommodation

(with approximate dimensions and floor areas – Gross Internal Area)

Workshops:	2,995 sq ft	(278.24 sq m)
Store:	47 sq ft	(4.32 sq m)
External Store:	85 sq ft	(7.89 sq m)
Rear Garages:	242 sq ft	(22.50 sq m)
Rest Room:	96 sq ft	(8.93 sq m)
<b>Total Ground Floor:</b>	<b>3465 sq ft</b>	<b>(304.6 sq m)</b>
Upper Ancillary Offices:	2,205 sq ft	(204.85 sq m)
<b>Total First Floor:</b>	<b>2,205 sq ft</b>	<b>(204.85 sq m)</b>

### Description

The building comprises a prominent, detached two-storey building of brick construction with rear yard and front forecourt areas.

The premises are arranged to provide workshop and warehouse space with electric shutters at ground floor level, with upper ancillary office accommodation accessible via the front and rear of the property.

Details Prepared 10/06/2020

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

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 **£55,000 (Fifty Five Thousand Pounds) per annum exclusive**.

The lease is to be granted outside the security provisions of the Landlord and Tenant Act 1954 (as amended).

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £14,364 (2020/21 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to pay their own legal fees in respect of this transaction.

## VAT

We have been advised by our clients that VAT **will not** be payable upon the rental under current legislation.

## Commercial Energy Performance Certificate

### Energy Performance Certificate

Non-Domestic Building



1a Copers Cope Road  
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Certificate Reference Number:  
0890-0538-3329-5593-7002

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### 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

◀ 86

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 487  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 45.46  
Primary energy use (kWh/m<sup>2</sup> per year): 263.51

### Benchmarks

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

## Viewings

Available by prior appointment via Linays Commercial Limited.



### Contact:

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