

# ORPINGTON

MEDIA HOUSE, 99 HIGH STREET

BR6 0LG

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – 2<sup>nd</sup> FLOOR OFFICE SUITE – 500 SQ FT (46.45M<sup>2</sup>)**

## Location

Orpington is a prosperous town 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London Mainline stations.

The subject property is situated in a prominent position at the junction of High Street and Church Hill.



## Description

Media House is a period style building situated in a prominent corner position within the Northern sector of the town centre.

The available accommodation comprises a second-floor office suite with the benefit of a separate entrance from Church Hill, shared ladies & gents' cloakrooms/WCs, private kitchenette and one allocated parking space.

## Accommodation

(with approximate dimensions and Net Internal floor areas)

**Office Accommodation** ..... **500 sq ft** ..... **(46.45m<sup>2</sup>)**

### Features & Amenities

- One Allocated Car Parking Space
- Gas Central Heating
- Fitted Carpets
- Low Voltage Lighting
- Private Kitchenette
- Fire Alarm
- Audio Entryphone System

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

Ref: AGT/

## 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 **£7,000 (Seven Thousand Pounds) per annum exclusive**.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are TBC (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain 100% relief from Business Rates under the small business rate relief government incentive and should contact the Bromley Business Rates Department for further

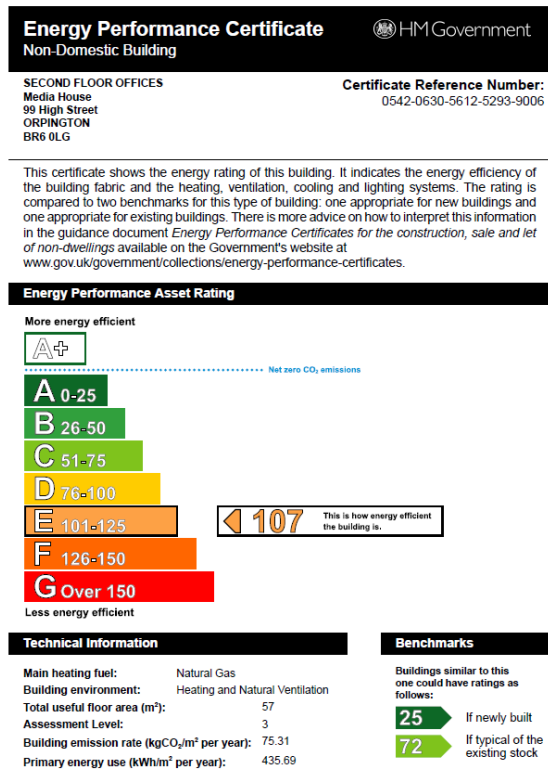
## VAT

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

## Service Charge

A service charge is levied to cover the cost of repair, decoration, maintenance and cleaning of the common parts, including a contribution towards the Landlord's building insurance premium and management costs.

## Commercial Energy Performance Certificate



## Viewings

Available by prior appointment with Linays Commercial.



**Contact:**  
Adrian Tutchings  
Toby Allitt

**Email:**  
[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)  
[ta@linays.co.uk](mailto:ta@linays.co.uk)

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