

ORPINGTON

RIVERSIDE HOUSE, NEW MILL ROAD

CRAYFIELDS BUSINESS PARK BR5 3QA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET - GROUND & 1ST FLOOR OFFICES - AVAILABLE SEPARATELY OR COMBINED
FROM 6,883 SQ.FT TO 14,023 SQ.FT – 50 PARKING SPACES**

**FLEXIBLE
LEASE
TERMS**



Location & Description

Orpington is a prosperous town within The London Borough of Bromley and situated approx. 15 miles to the south east of central London. Crayfields Business Park is a modern and established campus located off Sevenoaks Way (A224) which is less than half a mile from the junction of the A20 (Crittalls Corner) and provides direct access to Junction 3 of the M25 motorway. St Mary Cray railway station is within close proximity and offers services to central London and the coast. Riverside House comprises a detached purpose built two storey office building with the available accommodation located at ground and first floor level. Access is via a communal ground floor reception with passenger lift and stairs. The accommodation is currently arranged to provide open plan office space with private offices and meeting rooms at the perimeter. The suite benefits from good levels of natural light and features include air conditioning, suspended ceilings with integrated lighting, kitchen, raised floors and ladies and gents WC's. Floor plans available on request. Fifty allocated car parking spaces are available at the front of the building.

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

Accommodation

	Sq.ft	Sq.m
Ground Floor:	6,883	639
<u>First Floor:</u>	<u>7,140</u>	<u>663</u>
Total:	14,023	1302

Each floor can be offered in isolation with separate kitchen and facilities.

Terms

The accommodation is available by way of a new full repairing and insuring lease (by way of service charge). Our clients are prepared to offer flexible terms/length. Full details upon application.

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rateable value for 2020/21 is £TBA. Interested parties are **strongly** advised to check the actual rates liability with the local authority.

VAT

We are advised by our clients that VAT **will** be payable on the rental amount under current legislation.

Service Charge

A service charge will be payable in respect of maintenance and up keep of the exterior and structure of the property and common parts.

Commercial Energy Performance Certificate**Viewings**

Available by prior appointment with joint agents:



Contact:

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Tom Booker

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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