

ORPINGTON

55 ELMCROFT ROAD

BR6 0HZ

LINAYS COMMERCIAL

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

01689 875 511

FOR SALE OR TO LET – OFFICE BUILDING WITH UNDERCROFT PARKING

Location

Orpington is located approximately 16 miles south of Central London and 5 miles south east of 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 from Orpington Railway Station.

The subject property is situated in a prominent position at the southern end of Elmcroft Road, close to its junction with Chislehurst Road.

Elmcroft Road is conveniently located approximately 150 meters from Orpington High Street, such providing a range of amenities.



Description

The property comprises a two-storey office building of brick construction, with undercroft parking at ground floor level incorporating an electric security shutter door.

The first floor is accessed via an internal staircase and provides open plan office accommodation with kitchenette and WC facilities. The first-floor benefits from excellent levels of natural light, gas fired central heating, double glazing and contemporary decor.

Accommodation

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

Kitchenette:	-	-
WC Facilities:	-	-
Undercroft Parking:	3 spaces	
First Floor Total:	406 sq ft	(37.72 sq.m)

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 **£15,000 (Fifteen Thousand Pounds)** per annum exclusive.

Alternatively, our clients will consider a sale of the freehold interest at a price of **£280,000 (Two Hundred and Eighty Thousand Pounds)**.

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: TA/5142

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,830 (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 full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley.

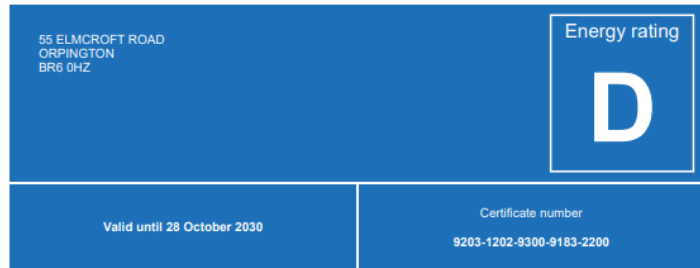
Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

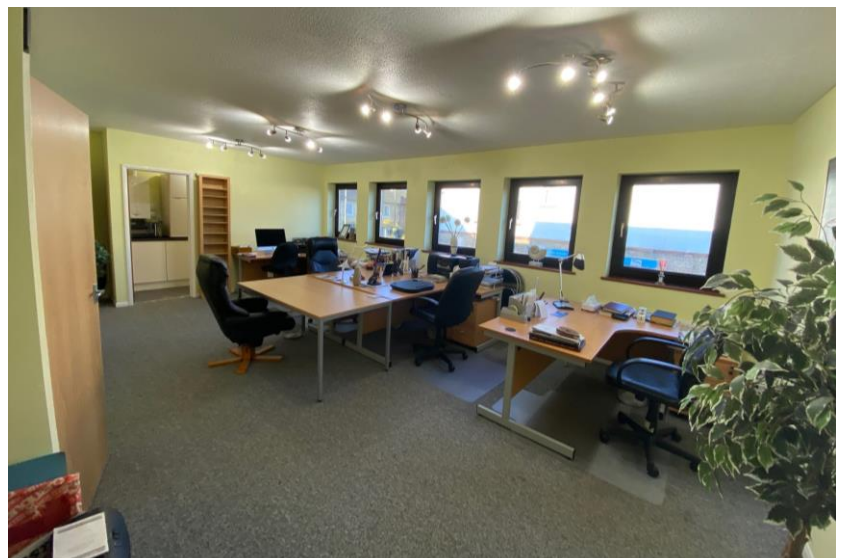
VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amounts.

Commercial Energy Performance Certificate



Internal Photo



Viewings

Available strictly by prior appointment via sole agents:



Contact:

Toby Allitt
Mandeep Cheema

Email:

ta@linays.co.uk
mc@linays.co.uk

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