

ORPINGTON

UNIT 1.02 CRAYFIELDS INDUSTRIAL PARK
MAIN ROAD BR5 3HP

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – WAREHOUSE/INDUSTRIAL UNIT WITH OFFICES
TOTAL FLOOR AREA 11,140 sq.ft (1,034sq.m)**



Location / Description

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. Unit 1.02 is situated on the Crayfields Industrial Park just off the A224 Cray Avenue/Sevenoaks Way and close to the Crittalls Corner Junction with the A20 trunk road, providing direct trunk road access to Junction 3 M25 London Orbital Motorway.

The property comprises a detached industrial/ business unit set out over ground and first floor level. The warehouse accommodation is accessed via a full height roller shutter and set beneath a profile steel roof with natural light by way of translucent sky lights. Artificial lighting is provided by fluorescent strip lights and there is a gas fired blow heater. The office accommodation is arranged over ground and first floor level and provides a mixture of open plan and cellular space.

Externally the property benefits from front forecourt area providing excellent loading and parking for up to 25 vehicles.

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 effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£140,000 (One Hundred and Forty Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £48,597.00 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Accommodation

(with approximate dimensions and floor areas)

Total Floor Area Approx:
11,140 sq.ft. (1,034sq.m)

Service Charge

A service charge is levied to cover the cost of repair, maintenance, management and security of the common parts and estate (full details awaited).

VAT

The property is elected for VAT.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building

LEGAL AND GENERAL ASSURANCE SOCIETY LTD
Pentagon House
Crayfield Industrial Park
Main Road
ORPINGTON
BR5 2HP

Certificate Reference Number:
0003-2633-0930-2200-3113

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 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

80 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 1086
Building complexity (NOS level): 4

Benchmarks

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

Viewings

Available by prior appointment via joint agents:



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