

# ORPINGTON

KENNEDY HOUSE, MURRAY ROAD

BR5 3QY

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – MULTI LET OFFICE BUILDING - VARIOUS SIZED SUITES AVAILABLE  
ALLOCATED PARKING - FROM 170 SQ.FT TO 537 SQ.FT**




## Location & Description

Orpington is a prosperous town located 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 (Sevenoaks Way) and thus trunk road access to Junctions 3 and 4 of the M25 Motorway is easily available. Rail services are available at St Mary Cray station offering direct lines to Central London and the coast. Murray Road is located off of Leasons Hill close to the junction with Sevenoaks Way within an established business/industrial location. Surrounding occupiers include Benchmarx Joinery and Ceramic Tile Distributors. Local shopping facilities are available approx. 0.4 miles away at the Nugent Shopping Centre where occupiers include Marks & Spencer, Nando's, Metro Bank, Pret and Costa Coffee.

Kennedy House comprises a prominent, three storey office building providing numerous office suites with good levels of natural light. The available office space is arranged at second floor level and benefits from shared kitchen and WC facilities, gas central heating and allocated parking.

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	Available Accommodation									
<p>The accommodation is available to let on flexible lease terms for a number of years (12 months minimum) to be agreed at a commencing rent of <b>£3,000 (Three Thousand Pounds) per annum exclusive of VAT.</b></p>	<p><b>2<sup>nd</sup> FLOOR:</b></p> <p>Suites available individually or combined.</p> <table border="0"> <tr> <td>Suite 10:</td> <td>193sq.ft</td> <td>17.9sq.m</td> </tr> <tr> <td>Suite 11:</td> <td>174sq.ft</td> <td>16.2sq.m</td> </tr> <tr> <td>Suite 12:</td> <td>170sq.ft</td> <td>15.8sq.m</td> </tr> </table>	Suite 10:	193sq.ft	17.9sq.m	Suite 11:	174sq.ft	16.2sq.m	Suite 12:	170sq.ft	15.8sq.m
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Suite 11:	174sq.ft	16.2sq.m								
Suite 12:	170sq.ft	15.8sq.m								
Rating Assessment	<h3>CEPC</h3>									
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable (2020/21 assessment) are:</p> <table border="0"> <tr> <td>Suite 10:</td> <td>£1,230.03</td> </tr> <tr> <td>Suite 11:</td> <td>£1,137.22</td> </tr> <tr> <td>Suite 12:</td> <td>£1,127.74</td> </tr> </table> <p>Prospective tenants may be able to obtain 100% rate relief under the small business rate relief Government incentive and should make their own enquires with the London Borough of Bromley Business Rates Department.</p>		Suite 10:	£1,230.03	Suite 11:	£1,137.22	Suite 12:	£1,127.74	<div style="border: 1px solid black; padding: 5px;"> <p>Kennedy House Murray Road Orpington BR5 3QY</p> <div style="float: right; border: 1px solid black; padding: 5px; text-align: center;"> <p>Energy rating</p> <h1 style="font-size: 2em; margin: 0;">D</h1> </div> </div> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center; padding: 5px;"><b>Valid until 24 February 2022</b></td> <td style="text-align: center; padding: 5px;">Certificate number <b>0920-5958-0352-3430-8084</b></td> </tr> </table>	<b>Valid until 24 February 2022</b>	Certificate number <b>0920-5958-0352-3430-8084</b>
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Service Charge	Viewings									
<p>A service charge is levied in respect of the management, maintenance, cleaning, heating and repair of the common parts and structure. The current budget is £1,200 per annum, per suite.</p>	<p>Available by prior appointment with Linays Commercial:</p> <div style="text-align: center; margin: 10px 0;">  <p><b>01689 875 511</b></p> </div> <table border="0"> <tr> <td style="vertical-align: top;"> <p><b>Contact:</b> Mandeep Cheema</p> </td> <td style="vertical-align: top;"> <p><b>Email</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p> </td> </tr> </table>	<p><b>Contact:</b> Mandeep Cheema</p>	<p><b>Email</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>							
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VAT										
<p>We have been advised by our clients that VAT <b>will</b> be payable upon all rental and service charge amounts.</p>										
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