

# ORPINGTON

1 KINGFISHER HOUSE, NEW MILL ROAD

CRAYFIELDS PARK

BR5 3QG

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – REFURBISHED SELF CONTAINED TWO STOREY OFFICE BUILDING  
2,521 SQ.FT (234 SQ.M) – 10 ALLOCATED PARKING SPACES**

## Location/ Description

Orpington is a prosperous town located 16 miles to the south of central London and 5 miles from Bromley. Crayfields Park is a modern style campus situated off Sevenoaks Way (A224) which is less than half a mile from the junction of the A20 Crittalls Corner providing easy access to junction 3 M25 to the east. St Mary Cray Station is close by offering direct lines to Central London and the coast. Shopping facilities are available at the Nugent and Springvale Retail Parks.

1 Kingfisher House comprises a two storey, end of terrace office building with brick elevations set within a courtyard environment with 10 allocated parking spaces. The offices have been refurbished throughout to provide open plan accommodation which can be configured to meet the requirements of an occupier.

Features include air conditioning, raised access floors, floor to ceiling glazing at 1st floor level, LED lighting, W.C and kitchenette facilities to both floors.



## Accommodation

(with approximate dimensions and floor areas)

Ground Floor	1,266 sq.ft	117 sq.m
First Floor	<u>1,255 sq.ft</u>	<u>116 sq.m</u>
<b>Total</b>	<b>2,521 sq.ft</b>	<b>234 sq.m</b>

## Terms

The premises are to be let on the basis of a new effectively full repairing and insuring lease by way of service charge for a term of years to be agreed at a commencing rent of £Upon Application per annum exclusive payable

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £17,788.93 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount under current legislation.

## Legal Costs

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

## Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium.

## Commercial Energy Performance Certificate

1 Kingfisher House  
Crayfields Business Park, New Mill Road  
ORPINGTON  
BR5 3QG

Energy rating

C

Valid until 30 January 2029

Certificate number  
0990-8972-0341-2690-2034

[Print this certificate](#)

Property type

B1 Offices and Workshop  
businesses

## Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1<sup>st</sup> September 2020 which allows for the premises to be occupied for the purposes of business space, financial/professional services, or light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. All subject to Landlords approval.

## Viewings

Available by prior appointment with joint agents:



Contact:

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