

# ORPINGTON

UNITS 1-2 FARADAY WAY

BR5 3QW

# LINAYS

COMMERCIAL

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

**01689 875 511**

**FOR SALE – WAREHOUSE / OFFICE UNIT – 3620SQ.FT (335SQ.M)**



## Location/Description

Orpington is a busy suburb within the London Borough of Bromley, approximately 15 miles south of central London. The town is positioned on the A232 with links to the M25 (Junction 4) and A20 within a 10 minute drive making it a popular location for businesses. St Mary Cray Railway Station is within 0.3 miles of the property, providing direct train services to London Victoria (30 minutes). The premises are situated in an accessible location close to Cray Avenue (A224), which is the main commercial thoroughfare for trade and retail operators in the area. The property comprises two adjoining single storey warehouse units of steel portal frame construction with part brick / part metal cladding under a pitched roof incorporate translucent roof lights. Internally, the premises are interconnected and arranged to provide office accommodation and warehouse space set over ground and mezzanine floor level. Externally there is allocated parking to the front and to the rear of the property is a forecourt set within a courtyard environment for loading/unloading via a roller shutter.

## Accommodation

(with approximate gross floor areas)

Ground Floor:	2495sq.ft	231sq.m
Mezzanine:	1125sq.ft	104sq.ft
<b>Total Floor Area:</b>	<b>3620 sq.ft</b>	<b>335 sq.m</b>

Kitchen & WC's

Front & Rear Forecourt – Allocated/Estate Parking

## Terms

**Tenure:** Freehold with vacant possession on completion.

**Price:** We are instructed to seek offers at **£750,000 (Seven Hundred and Fifty Thousand Pounds)**, subject to contract. A service charge is levied for the upkeep of the common parts of the estate, further details on application.

**VAT:** We are advised that the property is not elected for VAT.

## Ratable Value

We understand from the Valuation Office Agency (VOA) website that the Rateable Value is £32,632.00 (2021/2022 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority.

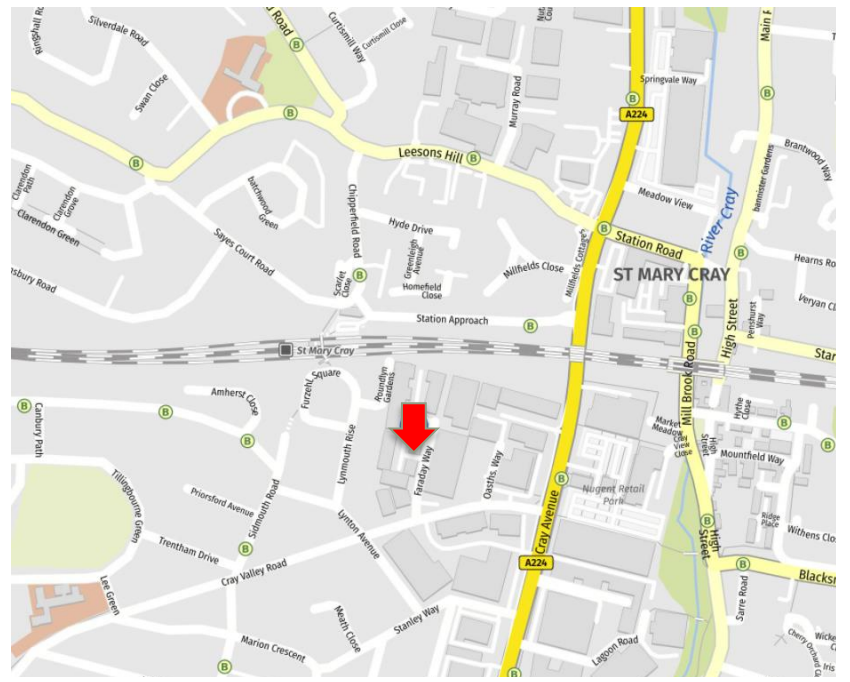
## Legal Costs

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

## EPC

Energy Performance Asset. Awaiting Assessment.

## Location Plan



## Photo



## Viewings

Available by prior appointment via Linays.

**Contact:** Mandeep Cheema  
**Email:** [mc@linays.co.uk](mailto:mc@linays.co.uk)