

# ORPINGTON

4 GOODMEAD ROAD

BR6 0HX

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET/MAY SELL OFFICE & WORKSHOP - APPROX 1,100SQ.FT (102SQ.M)**

## Location

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.

The property is situated at the northern end of the town centre off of Chislehurst Road (one-way system).



## Description

The property comprises a detached self-contained building set out over ground and first floor levels with forecourt parking (3 spaces) behind a set of entrance gates.

The ground floor is arranged to provide a workshop area accessed via folding doors, private office, kitchen and WC facilities.

The first floor (reduced head height) offers two further offices.

## Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Workshop                      241sq.ft                      (22.39m<sup>2</sup>)

Office                              155sq.ft                      (14.4m<sup>2</sup>)

Kitchen

W.C

First Floor                      327sq.ft                      (30m<sup>2</sup>)

**Total Floor area:              1,100 sq ft                      (102m<sup>2</sup>)**

## Terms/ Price

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 **£18,000 per annum exclusive**.

Alternatively, our clients may consider the sale of the freehold.

**Price £Upon Application**

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 £5,856.33 (2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to pay their own legal and professional fees.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental or sale amount under current legislation.

## Viewings

Available by prior appointment with Linays Commercial Limited.



Adrian Tutchings

[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

Mandeep Cheema

[mc@linays.co.uk](mailto:mc@linays.co.uk)

## Floor Plans

