

# ORPINGTON

UNIT 6 MURRAY BUSINESS CENTRE

MURRAY ROAD

BR5 3RE

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – MODERN WAREHOUSE / BUSINESS UNIT  
ALLOCATED PARKING & YARD AREA - 2042 SQ.FT(189SQ.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 (Sevenoaks Way) and thus trunk road access to Junctions 3 and 4 of the M25 Motorway is available. Rail services are available at St Mary Cray station offering direct lines to Central London and the coast.

Murray Business Centre forms part of a modern development located off of Sevenoaks Way within an established business location. Surrounding occupiers include several national trade counter operators. 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.



## Accommodation

(with approximate dimension and floor areas)



Ground Floor:	1,081 sq ft	100 sq.m
First Floor:	<u>961 sq ft</u>	<u>89 sq.m</u>
<b>Total Floor Area:</b>	<b>2,042 sq.ft</b>	<b>189 sq.m</b>

## Description

The property comprises an end of terrace two storey building of brick and block construction with insulated clad elevations beneath a sloped roof. The ground floor is currently arranged to provide warehouse with partitioning which could be easily adapted to provide further warehouse space, kitchen/staff room, reception and gents WC. The warehouse includes concrete floor, three phase power, electronically operated roller shutter and an eaves height of 9'10". The first floor provides fully fitted office accommodation, two partitioned offices/meeting room and ladies WC. Features include air conditioning to first floor offices, gas central heating, perimeter trunking (power & comms), security alarm, fire alarm and part Cat II lighting. Externally three parking spaces are available upon the forecourt area with an additional two spaces on the estate. A secure enclosed yard area is available adjacent to the property.

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

<b>Terms</b>	<b>Internal Photo (First Floor)</b>
<p>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 <b>£32,000 (Thirty Two Thousand Pounds)</b> per annum exclusive.</p>	
<b>Rating Assessment</b>	<b>CEPC</b>
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the second floor are £9163.00 (2020/21 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<div data-bbox="716 1052 1484 1388"> <div data-bbox="716 1052 1281 1287"> <p>Unit 6 Murray Business Centre Murray Road ORPINGTON BR5 3RE</p> </div> <div data-bbox="1281 1052 1484 1287"> <p>Energy rating</p> <p><b>C</b></p> </div> <div data-bbox="716 1287 1101 1388"> <p>Valid until <b>24 October 2028</b></p> </div> <div data-bbox="1101 1287 1484 1388"> <p>Certificate number <b>9310-3090-0782-0390-4825</b></p> </div> </div>
<b>Planning</b>	<b>Viewings</b>
<p>We understand the property falls under Class E of the Town &amp; Country Planning Use Classes Order as of 1<sup>st</sup> September 2020.</p>	<p>By prior appointment via Linays Commercial Limited.</p> <div data-bbox="930 1604 1183 1780">  <p>26A STATION SQUARE PETT'S WOOD, ORPINGTON, KENT BR5 1NA Fax: 01889 831416 <b>01689 875 511</b></p> </div> <p>Contact: Mandeep Cheema      Email: mc@linays.co.uk</p>
<b>VAT</b>	<p>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</p>
<p>We have been advised by our clients that VAT <b>WILL</b> be payable upon the rental and service charge under current legislation.</p>	
<b>Service Charge</b>	
<p>A service charge is levied to cover the cost of the repair, maintenance and management of the common parts.</p>	

Archive

**CEPC**

Unit 6  
Murray Business Centre  
Murray Road  
ORPINGTON  
BR5 3RE

Energy rating

**C**

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**24 October 2028**

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**Viewings**

By prior appointment via Linays Commercial Limited.



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