

ORPINGTON

13 MOORFIELD ROAD

BR6 0HG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – SELF CONTAINED OFFICE / CLASS E USE BUILDING WITH PARKING

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.

Moorfield Road is conveniently located off the High Street at the northern end of the Town Centre. Surrounding buildings include a mixture of commercial and residential occupiers.

Description

Comprises an end of terrace office building arranged over ground, first and second floor level. The ground floor is arranged internally to provide front and rear offices, kitchenette & WC's. The first and second floors provide further office accommodation.

There are two car parking spaces to the front of the property and approx. four additional spaces within the rear yard which accessed by an adjoining service road.

The property also benefits from a basement store.



Accommodation

(with approximate dimensions and floor areas)

Basement:	138sq.ft	13sq.m
Ground Floor:	636sq.ft	59.1sq.m
First Floor:	596sq.ft	55sq.m
Second Floor:	<u>392sq.ft</u>	<u>36sq.m</u>
Total:	1762sq.ft	164sq.m
6 Car Parking Spaces		

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

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 **£25,000 (Twenty-Five Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8777.90 (2020/2021 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 **NOT** be payable upon the sale price under current legislation.

Planning

We understand the property falls under Class E (Commercial, Business and Service) of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of financial/professional services, medical/health services, light assembly work, clinic, research and development, creche, day nursery, day centre and indoor recreation. The above uses are all subject to Landlord's consent. Consent will be required for any alterations (e.g. ventilation & extraction).

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



Powell House
13, Moorfield Road
ORPINGTON
BR6 0HG

Certificate Reference Number:
0720-0531-5080-4701-5006

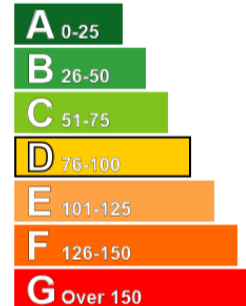
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbc.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ **93** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 207
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
40 If newly built
82 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



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