

ORPINGTON

203/205 HIGH STREET

BR6 0PF

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – SELF CONTAINED GROUND AND FIRST FLOOR OFFICES
APPROX 1,670 SQ FT (155.15M²)**

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.

Orpington has the benefit of extensive retail facilities including Sainsburys, Tesco Superstore, Mcdonalds, Iceland Frozen Foods and a range of national and local retailers.

Description

The available suite forms part of a modern mixed use building in the central section of the High Street.

Access is via a shared entrance from the pavement edge to the High Street.

The offices are arranged to provide 3 private offices and kitchenette at ground floor plus 7 further offices at first floor level and ladies and gents WCs.

Two car parking spaces are available at the rear.



Accommodation

(with approximate dimensions and floor areas)

Ground floor:	543 sq ft	(50.46m ²)
First floor:	1,127 sq ft	(104.74m ²)
Total Floor area:	1,670 sq ft	(155.15m²)

Features & Amenities

(All untested)

- Gas central heating
- Carpeting/floor coverings
- Town centre location
- Category II lighting
- Allocated car parking

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

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 **£23,000 per annum exclusive**. Rents payable quarterly in advance.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of the premises plus a contribution towards the landlord's building insurance premium.

The service charge budget for 2022 is £2,500 per quarter plus a contribution towards landlord's buildings insurance premium.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,942.57 (2021/22 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 rental under current legislation.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building

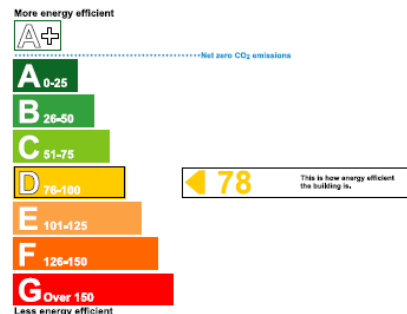


GROUND AND PART FIRST FLOOR OFFICES
203-205 High Street
ORPINGTON
BR6 0PF

Certificate Reference Number:
0923-0731-0380-6104-1006

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/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 222
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45.17

Benchmarks

Buildings similar to this one could have rating as follows:

26	If newly built
68	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Viewings

Available by prior appointment with Linays Commercial Limited.



Mandeep Cheema
Toby Allitt
Adrian Tutchings

mc@linays.co.uk
property@linays.co.uk
commercialproperty@linays.co.uk

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