

ORPINGTON

UNIT 2, KENNEDY HOUSE, MURRAY ROAD
BR5 3QY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – GROUND FLOOR COMMERCIAL PREMISES – 2615SQ.FT (243SQ.M)
SUITABLE FOR A WIDE VARIETY OF OCCUPIERS INCLUDING OFFICES, LIGHT
INDUSTRIAL, LEISURE, MEDICAL & EDUCATION – ALLOCATED PARKING**



Location & Description

Orpington is a located 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 (Sevenoaks Way) and trunk road access to Junctions 3 and 4 of the M25 Motorway is easily available. Rail services are available at St Mary Cray station offering direct lines to Central London and the coast. Murray Road is located off of Leasons Hill close to the junction with Sevenoaks Way within an established business/industrial location. Surrounding occupiers include Benchmarx Joinery and Ceramic Tile Distributors. 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. Kennedy House comprises a prominent, three storey building providing numerous suites to a wide variety of businesses. The available accommodation is at ground floor level accessed via a communal entrance reception. Internally the suite is rectangular in shape and currently arranged to provide open place space with three offices/storerooms, kitchen and WC. Features include gas central heating, perimeter trunking and four allocated parking space.

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

Ref: MC/5285

Terms Accommodation

Available to let on flexible lease terms for a number of years (12 months minimum) to be agreed at a commencing rent of **£29,500 (Twenty Nine Thousand Five Hundred Pounds) per annum exclusive of VAT.**

Ground Floor:

Unit 2 (Gross) : 2615.ft 243sq.m
WC
Four Allocated Parking Spaces

Floor plan available on request.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable (2022/23 assessment) are:

Suite 2: £7235.50

Prospective tenants may be able to obtain rate relief under the small business rate relief Government incentive and should make their own enquires with the London Borough of Bromley Business Rates Department.

CEPC

Kennedy House Murray Road Orpington BR5 3QY	Energy rating D
Valid until 24 February 2022	Certificate number 0920-5958-0352-3430-8084

Service Charge

A service charge is levied in respect of the internet supply, management, maintenance, cleaning of the common parts and structure. The current amount is fixed at £5,400 exclusive of VAT per annum.

Viewings

Available by prior appointment with Linays Commercial:


www.linays.co.uk
01689 875 511

Contact: Mandeep Cheema	Email mc@linays.co.uk
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VAT

We have been advised by our clients that VAT **will** be payable upon all rental and service charge amounts.

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