

# ORPINGTON

1<sup>ST</sup> & 3<sup>RD</sup> FLOORS, TEMPLEGATE HOUSE

115-123 HIGH STREET BR6 0LG

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**LEASE ASSIGNMENT - TOWN CENTRE OFFICES - ALLOCATED PARKING  
FROM 2737 SQ.FT TO 5490 SQ.FT AVAILABLE SEPERATLY OR COMBINED**



## Location / Description

Orpington is a busy suburb within the London Borough of Bromley located approximately 15 miles south of Central London. The town is positioned on the A224 with direct links to the M25 (Junction 4) and A20/M20 within a 10-minute drive making it a popular location

for businesses. Orpington Railway Station is within 0.8 miles of the property, providing direct train services to London Victoria & Sevenoaks. The subject property is situated in a prominent and convenient location at the northern end of the High Street close to the junction with Church Hill. Surrounding occupiers include Sainsburys, Nandos, Odeon & Premier Inn.

The property comprises a four storey, mixed use, mid terrace building with excellent levels of natural light. The available accommodation is set out at first and third floor level and approached via a communal entrance lobby from the pavement edge. Internally each floor is arranged to offer a mixture of open plan and cellular rooms/offices but can be easily configured to meet the requirements of an occupier. Each floor has the benefit of allocated ladies and gents WC facilities. The 3<sup>rd</sup> floor benefits from a roof terrace whilst the building benefits from a passenger lift and private car park accessed via Bruce Grove.

## Accommodation

Total Net Internal Areas:

First Floor (Suite A): 2737sq.ft 254sq.m

Third Floor: 2753sq.ft 255sq.m

**Total: 5490sq.ft 510sq.m**

Each floor is available in isolation or combined.

Terms	Commercial Energy Performance Cert	
<p>Available by way of lease assignment. Each floor is held on separate leases for a term of 10 years commencing 23<sup>rd</sup> December 2020. The lease incorporates a break clause dated 11<sup>th</sup> January 2026. The annual rent is;</p> <p><b>1<sup>st</sup> Floor (Suite A): £35,581pax</b>  <b>3<sup>rd</sup> Floor: £35,789pax</b></p> <p>The rent is subject to review at 5 (Five) yearly intervals. The lease is granted outside of the security provisions of the Landlord and Tenant Act (1954) as amended. A service charge is applicable.</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 80%;"> <p>SUITE A, 1ST FLOOR  Templegate House  115-123 High Street  ORPINGTON  BR6 0LG</p> </div> <div style="width: 15%; text-align: center;"> <p>Energy rating</p> <p style="font-size: 2em; font-weight: bold;">D</p> </div> </div>	
<b>Rating Assessment</b>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; text-align: center;"> <p>Valid until  <b>3 August 2030</b></p> </div> <div style="width: 45%; text-align: center;"> <p>Certificate number  <b>0424-2131-0330-1200-2033</b></p> </div> </div>	
<p>We understand from the Valuation Office Agency (VOA) website that the rateable value on the premises are;</p> <p>1<sup>st</sup> Floor = £32,250.00  2<sup>nd</sup> Floor = £36,750.00  (2021/22 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 80%;"> <p>PART 3RD FLOOR  Templegate House  115-123 High Street  ORPINGTON  BR6 0LG</p> </div> <div style="width: 15%; text-align: center;"> <p>Energy rating</p> <p style="font-size: 2em; font-weight: bold;">D</p> </div> </div>	
<b>VAT</b>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; text-align: center;"> <p>Valid until  <b>3 August 2030</b></p> </div> <div style="width: 45%; text-align: center;"> <p>Certificate number  <b>0230-2224-0300-1134-1044</b></p> </div> </div>	
<p>The property is elected for VAT.</p>	<div style="text-align: center;"><b>Viewings</b></div> <p>Available by prior appointment via sole agents Linays;</p> <p>Contact: Mandeep Cheema      Email: mc@linays.co.uk</p>	