

# PETTS WOOD

2 VICTORIA WORKS, 6 FAIRWAY

BR5 1EG

# LINAYS

COMMERCIAL

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

**01689 875 511**

**FOR SALE OR TO LET – MODERN OFFICE BUILDING – APPROX. 1,387 SQ FT (NIA)**

## Location

Petts Wood is a popular suburb within the London Borough of Bromley, situated approximately 12 miles south of central London. The town is well connected, with the M25 London orbital and the A20 within a 15-minute drive.

Petts Wood Railway Station is located 120 metres north (approx. 2-minute walk), providing direct services to Central London.

The property is accessible via Fairway, close to its junction with Station Square. The Daylight Inn and a range of retailers and restaurants are within close proximity.



## Description

The subject property comprises a two storey, mid-terrace office building set beneath a pitched roof, forming part of a modern development of business units with vehicular access via Fairway.

Internally, the building is arranged on ground and first floor levels and provides principally open plan office accommodation, fitted kitchenette, server room plus ladies & gents WC's. There are extensive double-glazed units within the front elevation, plus Velux style windows within the roof providing good levels of natural light throughout.

## Accommodation

(with approximate dimensions and floor areas)

Ground Floor:	740 sq ft	(68.75 sq m)
First Floor:	647 sq ft	(60.12 sq m)
Parking:	1 Allocated Space	
<b>Net Internal Area:</b>	<b>1,387 sq ft</b>	<b>(128.86 sq m)</b>

## Terms

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 **£28,000 (Twenty-Eight Thousand Pounds) per annum exclusive**. Alternatively, our client will consider a sale of the Freehold Interest, at a guide price of **£400,000 (Four Hundred Thousand Pounds)**. Subject to vacant possession.

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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are **£11,392 (2023 assessment)**.

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

## VAT

We have been advised by our clients that the property is elected for VAT.

## AML

Any successful bidder will be required to provide information to satisfy the Anti-Money Laundering statutory regulations and requirements at the point that Heads of Terms are agreed.

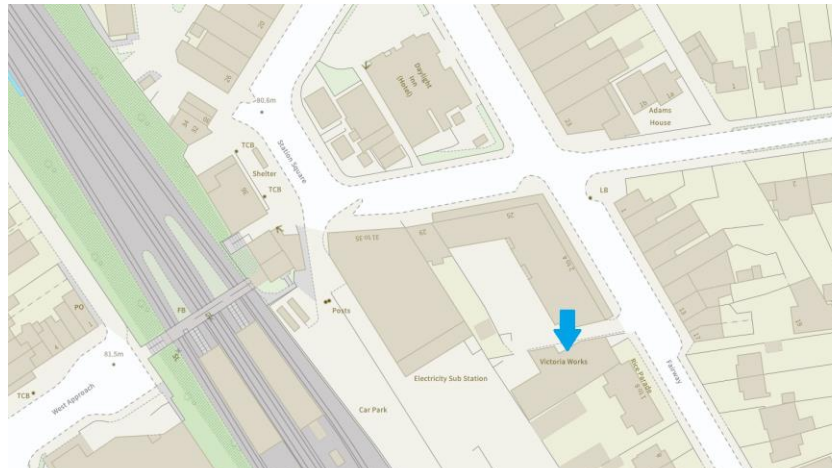
## Commercial Energy Performance Certificate

2 Victoria Works 6 Fairway Petts Wood ORPINGTON BR5 1EG	Energy rating <h1>B</h1>
Valid until <b>16 February 2033</b>	Certificate number <b>2041-3212-9070-0309-3105</b>

Property type: Offices and Workshop Businesses

Total floor area: 151 square metres

## Location



## Viewings

Available strictly by prior appointment via Sole Agents:



**Contact:**  
 Toby Allitt  
 Adrian Tutchings

**Email:**  
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