

ORPINGTON

GREYTOWN HOUSE

221-227 HIGH STREET

BR6 0NZ

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET - SELF CONTAINED OFFICE BUILDING 1ST & 2ND FLOOR LEVEL
17 CAR SPACES | EACH FLOOR AVAILABLE SEPARATELY OR COMBINED**



Location / Description

Orpington is a suburb located within the London Borough of Bromley approx. 15 miles south of Central London. The town is positioned on the A224 with direct links to the M25 (J4) and A20/M20 within a 10-minute drive making it a popular location for businesses. Orpington

Railway Station is within 0.7 miles of the property, providing direct train services to London Victoria & Sevenoaks. The subject property is situated within the heart of the Town Centre, occupying a prominent position close to the junction with Homefield Rise. The property comprises the first and second floors of a three-storey mid-terrace building of typical brick construction set beneath a flat roof. Externally the property benefits from a car park (17 spaces), accessed via Juglans Road. Internally, the space is currently arranged to provide a mixture of cellular and open plan office space accessed via a private entrance from the High Street. Features include air conditioning, secondary glazing and gas central heating.

Accommodation

(with approximate net internal areas)

1 st Floor:	1,915 sq.ft	177sq.m
2 nd Floor:	3,686 sq.ft	342sq.m
Ladies & Gents WC's	-	-
Floor Area (Net):	5,601sq.ft	520sq.m
Each floor is available separately or combined.		

Ref: MC/5458

Terms/Rent

The premises are to be 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 **£15.00 (Fifteen Pounds) per square foot**, per annum exclusive.

The lease is to be granted outside of the security provisions of the Landlord & Tenant Act 1954 (as amended).

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the ratable value from 1st April 2026 is £58,000. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

The property is **not** elected for VAT.

Service Charge

In the event of splitting the property a service charge will be levied in respect of the common parts.

Photo



CEPC

Greytown House
221-227 High Street
ORPINGTON
BR6 0NZ

Energy rating

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Valid until
30 April 2033

Certificate number
0249-1202-8307-9885-2404

Further Information

Available via sole agents:



Contact:

Adrian Tutchings

commercialproperty@linays.co.uk

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/Lesseees 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/Lesseees 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