

ORPINGTON

GREYTOWN HOUSE

221-227 HIGH STREET

BR6 0NZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**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.

Terms/Rent	Planning
<p>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 £16.00 (Sixteen Pounds) per square foot, per annum exclusive.</p>	<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of financial/professional services, light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval. Interested parties are advised to make their own enquiries with The London Borough of Bromley Planning Department.</p>
Rating Assessment	CEPC
<p>We understand from the Valuation Office Agency (VOA) website that the ratable value from 1st April 2023 is £49,000. Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<div data-bbox="691 863 1455 1205"> <p>Greytown House 221-227 High Street ORPINGTON BR6 0NZ</p> <p>Energy rating D</p> <p>Valid until 30 April 2023</p> <p>Certificate number 0249-1202-8307-9885-2404</p> </div>
VAT	Further Information
<p>The property is not elected for VAT.</p>	<p>Available via sole agents:</p>
Service Charge	
<p>In the event of splitting the property a Service Charge will be applicable.</p>	<p>Contact: Adrian Tutchings commercialproperty@linays.co.uk</p>