

ORPINGTON

KENNEDY HOUSE, MURRAY ROAD

BR5 3QY

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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**LOWER GROUND LEVEL STORAGE/LIGHT INDUSTRIAL/WAREHOUSE
ALLOCATED PARKING – 4,250SQ.FT (394SQ.M)**



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 thus 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. 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 with rear parking. The available space is arranged over lower ground floor level and accessed from either the front of the rear of the building via a communal entrance reception/lobby. Internally the accommodation provides open place space previously used as archive storage. Features include exposed ceilings with surface mounted lighting, painted floors, WC facilities.

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/5241

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent **£34,000 (Thirty Four Thousand Pounds)** per annum exclusive.

Accommodation

with approximate dimensions and gross floor areas:

Total Floor Area (Gross): 4250sq.ft 394sq.m

Two Allocated Parking Spaces

WC's

Floor Plans Available on Request.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable (2022/23 assessment) are currently assessed at £7,984.00 per annum.

Internal Photo



Service Charge

A service charge is levied in respect of the management, maintenance, cleaning, heating and repair of the common parts and structure.

2024 Budget estimate £tbc plus VAT.

CEPC

Kennedy House
Murray Road
Orpington
BR5 3QY

Energy rating

D

Valid until 24 February 2022

Certificate number
0920-5958-0352-3430-8084

VAT

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

Viewings

Available by prior appointment with Linays Commercial:

Contact:
Mandeep Cheema

Email
mc@linays.co.uk

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