

# ORPINGTON

DOWNE HOUSE, 303 HIGH STREET

BR6 0NN

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**TO LET – TOWN CENTRE OFFICE SUITE – 1<sup>st</sup> FLOOR LEVEL  
8 ALLOCATED PARKING SPACES - APPROX 1,499 SQ.FT /139 SQ.M**

## Location/ Description

Orpington is a busy suburb approx. 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and benefits from close access to Junctions 3 and 4 of the M25 Motorway.

Downe House is located at the Southern end of High Street, Orpington close to the junction with Station Road. The property comprises a three storey retail and office building with entrance from the High Street and rear car park.

Orpington Railway Station is within 0.4 miles of the property, providing direct train services to London Victoria & Sevenoaks. Local amenities include Tesco where parking is free for up to 3 hours.

To the rear of the property there is a private car park accessed from Gravel Pit Way where 8 spaces are to be allocated.

The available office suite is at 1<sup>st</sup> floor level (right) and is to be refurbished to provide open plan office space. Features include perimeter trunking (power & comms), electric wall heaters and led lighting.



## Accommodation

(with approximate dimensions and floor areas)

Total Floor Area (NIA):	1499sq.ft	139sq.m
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## 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 **£26,000 (Twenty Six Thousand Pounds)** per annum exclusive payable quarterly in advance.

A service charge is applicable. Further information can be seen overleaf.

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 £10,853.25 (2024/25 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## VAT

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

## Legal Costs

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

## Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance Current service charge £12,369.51 per annum exclusive.

## Commercial Energy Performance Certificate

### Energy performance certificate (EPC)

Narcom Suite  
First Floor  
Downe House  
303 High Street  
ORPINGTON  
BR6 0NN

Energy rating  
**B**

Valid until: 10 February 2035

Certificate number: 8914-2735-9512-8992-7202

Property type: Offices and Workshop Businesses

Total floor area: 139 square metres

### Rules on letting this property

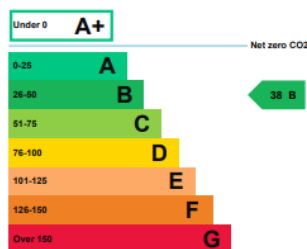
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## Viewings

Available by prior appointment with Linays Commercial.



Contact:  
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