

# ORPINGTON

UNIT 4 & 5 MURRAY BUSINESS CENTRE

MURRAY ROAD

BR5 3RE

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – TWO STOREY ADJOINING OFFICE / BUSINESS UNITS  
AVAILABLE SEPARATELY OR COMBINED FROM 2,200FT<sup>2</sup> TO 4,400FT<sup>2</sup>**

## Location

Orpington is a prosperous town 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 available. Rail services are available at St Mary Cray station offering direct lines to Central London and the coast.

Murray Business Centre is located off of Sevenoaks Way within an established business location. Surrounding occupiers include several national trade counter operators. 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.



## Accommodation

Unit 4	Sq.ft	Sq.m
Ground Floor	1,100	102
First Floor	1,100	102
<b>Total GIA</b>	<b>2,200</b>	<b>204</b>

Unit 5	Sq.ft	Sq.m
Ground Floor	1,100	102
First Floor	1,100	102
<b>Total GIA</b>	<b>2,200</b>	<b>204</b>

**Units can be let individually or combined to offer 4,400sq.ft/  
408sq.m (Gross Internal Area).**

## Description

The properties comprise two adjoining self-contained, office buildings of brick and block construction with insulated clad elevations beneath a sloped roof. The ground floors are currently configured to provide entrance lobbies, partitioned offices, kitchen and staff room. The first floor offers additional office space in a predominantly open plan layout. As the internal walls are partitions the space could easily be adapted to an occupier's preferred layout/specification. Features include male and female WC's, air conditioning, gas central heating, perimeter trunking (power & comms) and LED lighting. Externally, parking spaces are available upon the forecourt area.

## 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;

**Unit 4: £33,000 (Thirty-Three Thousand Pounds)** per annum exclusive.

**Unit 5: £33,000 (Thirty-Three Thousand Pounds)** per annum exclusive.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable are;

Unit 4: £12,350.00

Unit 5: £10,978.00

(2024/25 assessment).

Interested parties are **strongly** advised to check the 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 under current legislation.

## Service Charge

A service charge is levied to cover the cost of the repair, maintenance and management of the common parts. Current figure: £1.29psf.

## Estate Photo



## CEPC

Unit 5  
Murray Business Centre  
Murray Road  
ORPINGTON  
BR5 3RE

Energy rating

**C**

Unit 4  
Murray Business Centre  
Murray Road  
ORPINGTON  
BR5 3RE

Energy rating

**D**

## Viewings

By prior appointment via Linays Commercial Limited.

Contact:  
Mandeep Cheema

Email:  
mc@linays.co.uk