

ORPINGTON

REAR OF 9 WORLDS END LANE

GREEN ST GREEN

BR6 6AA

LINAYS

COMMERCIAL

26A STATION SQUARE
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FOR SALE OR TO LET – WAREHOUSE / BUSINESS UNIT - 1,280 SQ.FT

Location

Green Street Green is a suburb situated within the London Borough of Bromley, located south of Orpington, west of Chelsfield and east of Locksbottom. The subject property is positioned at the western end of Worlds End Lane close to the junction with High Street (A223) and Farnborough Way (A21) which provides direct access eastbound to the M25 (Junction 4). The property is set back from the roadside to the rear of a mixed-use parade. The general character of the area comprises predominantly of residential dwellinghouses and in terms of amenities, a Shell Petrol Station and The Queens Head Public House are within walking distance. For public transport Chelsfield Railway Station is 0.9 miles distant with trains to London and Sevenoaks. In addition, there are bus stops a short walk from the property.



Accommodation

(with approximate floor areas)	Sq.ft	Sq.m
Ground Floor Warehouse (Full Height)	548	51
Ground Floor Storage (Restricted Height)	314	29.2
First Floor Mezzanine Space	314	29.2
Kitchen	28	2.58
<u>Externally Accessed Stores</u>	<u>76</u>	<u>7.13</u>
Total Floor Area:	1280 sq.ft	119 sq m

Description

The property comprises a detached single-story warehouse unit built in 2018 of steel frame construction with profile cladding over brick and block work level elevations beneath a part flat/part pitched roof. Externally, forecourt parking/loading is available by way of concrete hard standing whilst pedestrian and vehicular access to the property is via a service road from Worlds End Lane. Internally the premises are currently arranged to provide open plan warehouse with full height roller shutter, mezzanine, externally accessed store, kitchen and WC. We understand the property is not listed, nor located within a Conservation Area.

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

Terms / Price	Commercial Energy Performance Certificate
<p>For Sale Freehold – Vacant Possession. We are instructed to seek offers in the region of £240,000 (Two Hundred and Forty Thousand Pounds) exclusive.</p> <p>Alternatively, 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 £15,800 (Fifteen Thousand Eight Hundred Pounds) per annum exclusive.</p>	<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Rear of 9 Worlds End Lane ORPINGTON BR6 6AA</p> </div> <div style="width: 35%; border: 1px solid black; padding: 5px;"> <p>Energy rating</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">C</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Valid until</p> <p>21 January 2030</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Certificate number</p> <p>2972-3009-0908-0000-6495</p> </div> </div> </div>
Rating Assessment	<h3 style="text-align: center;">Planning Permission</h3> <p>Planning permission (Ref:17/0313/FULL1) was granted in August 2017 for use as 'Class B1(c) Light Industrial'. As of September 2020 this was incorporated into Class E(g) – uses which can be carried out in a residential area without detriment to its amenity.</p> <p>Class E(g) of the Town & Country Planning Use Classes Order allows for the premises to be occupied for the purposes of; offices to carry out any operational or administrative functions, research and development of products or processes and industrial processes.</p>
Legal Costs	<h3 style="text-align: center;">Viewings</h3> <p>By prior appointment via Linays Commercial Limited.</p> <div style="text-align: center; margin: 10px 0;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Contact: Adrian Tutchings</p> </div> <div style="width: 45%;"> <p>Email: commercialproperty@linays.co.uk</p> </div> </div>
VAT	<p>We have been advised by our clients that VAT will not be payable upon the sale or rental amount under current legislation.</p>