

BIGGIN HILL

153 MAIN ROAD

TN16 3JP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

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FOR SALE – DETACHED THREE STOREY OFFICE BUILDING - VACANT

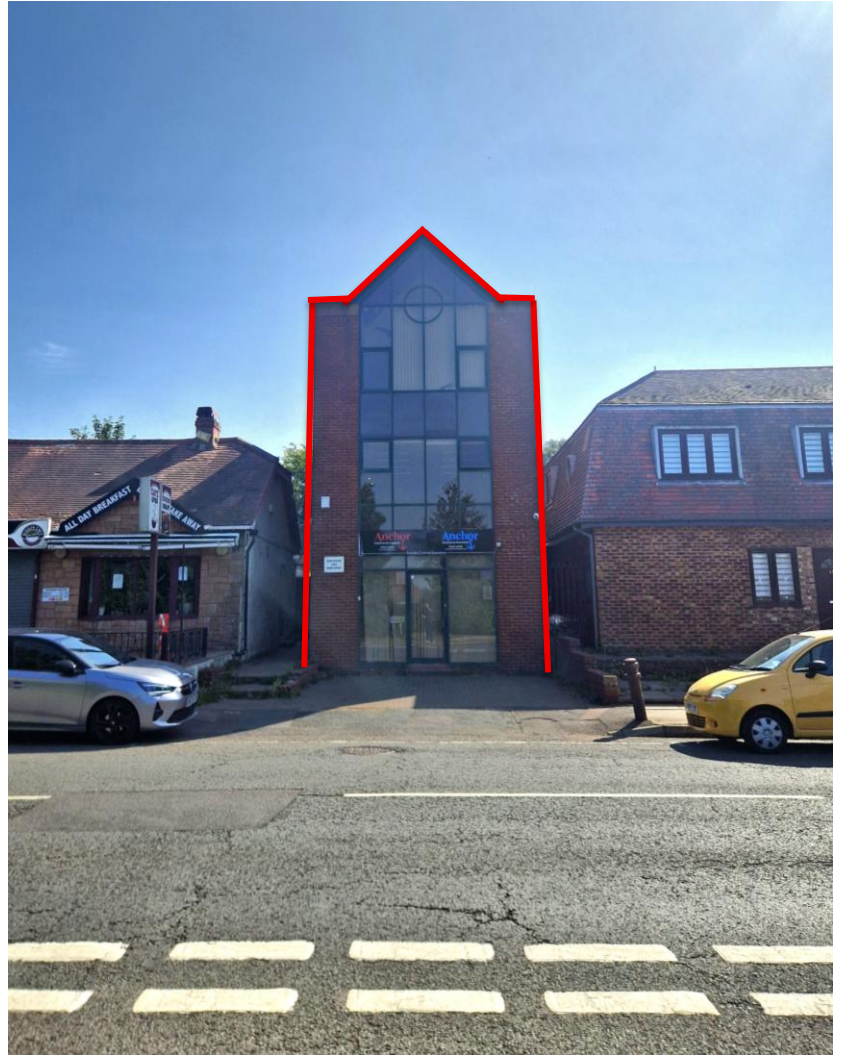
Location

Biggin Hill is a town in South East London lying on the outskirts of the London Borough of Bromley. The A233 is the principal road running through the area, from North to South and the town lies approximately 24.5 km south-southeast of Central London, within the M25. The subject property is situated within a prominent and accessible location forming part of several secondary shopping parades in Biggin Hill. Surrounding occupiers include a Waitrose Supermarket, Tesco Express, Costa Coffee and numerous independent/local operators.

Biggin Hill does not benefit from a Railway Station however Hayes Rail Station is situated approx. 6.3 km north of the subject property, such providing direct and regular Southeastern services to central London.

Description

The property comprises a detached three storey office building set beneath a pitched roof with front and rear forecourt/allocated parking areas. Internally the current layout provides entrance hall, front and rear offices at each floor, kitchenette and WC's. The space could be easily adapted to suit an occupier's preferred layout. Features include gas fired central heating, male and female WC's, air conditioning and fire alarm. The property benefits from floor to ceiling glazed elevations providing excellent levels of natural light. 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

Ref: MC/5734

Accommodation

(with approximate gross internal floor areas)

Floor	Sq.m	Sq.Ft
Ground	70.4	757
First	70.4	757
Second	70.4	757
Total	211.1	2,273

Terms / Price

For Sale Freehold – Vacant Possession.
We are instructed to seek offers in the region of **£550,000 (Five Hundred and Fifty Thousand Pounds)** exclusive.

VAT

We have been advised by our clients that VAT will **not be** payable upon the sale under current legislation.

Commercial Energy Performance Certificate

153, Main Road
Biggin Hill
WESTERHAM
TN16 3JP

Energy rating

C

Valid until

30 October 2029

Certificate number

0920-3911-0371-7290-1080

Photo (Rear Elevation)



Viewings

By prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema
mc@linays.co.uk

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