

# ORPINGTON

1<sup>ST</sup> FLOOR, 59A SEVENOAKS ROAD

BR6 9JN

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – FIRST FLOOR OFFICE/CLASS E USE SPACE - REFURBISHED**

## Location

Orpington is a popular suburb within the London Borough of Bromley. Orpington Railway Station is situated just a 12 minute walk from the property and provides commuter services to London with a journey time of approx. 30 minutes. In addition, an extensive bus network links Orpington with Greater London and the immediate locality. Sevenoaks Road is positioned on the A223 in close proximity to Orpington By-Pass/Court Road providing direct access to Junction 4 of the M25. The property occupies a prominent main road position close to the junctions with Station Road and High Street, Orpington.

## Description

The property comprises commercial accommodation set out over ground and first floor level forming part of a doctor's surgery t/a Highland Medical Practice. Access is via a private entrance at ground floor from the front of the building and internally the demise is configured to provide entrance lobby/hallway, four rooms/offices, kitchen and WC. The space has been refurbished to a high standard throughout and ready for immediate occupation.



## Accommodation

(with approximate dimensions and floor areas)

Internal Area:            826sq.ft            76.8sq.m  
1 (One) Allocated Parking Space

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/Lesseees 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/Lesseees 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/5968

## Terms

The premises are available to let on the basis of a new full repairing and insuring sub-lease for a term of years to be agreed at a commencing rent of **£14,400 (Fourteen Thousand Four Hundred Pounds)** per annum exclusive, payable quarterly in advance.

## Service Charge

An annual service charge will be levied towards the cost of business rates, building maintenance and buildings insurance. The service charge is payable quarterly in advance. Occupiers will be responsible for the payment of utility cost directly to their chosen supplier.

## VAT

We have been advised by our clients that the property is **not** elected for VAT.

## Internal Photo



## Commercial Energy Performance Certificate

59a Sevenoaks Road  
ORPINGTON  
BR6 9JN

Energy rating

**D**

Valid until

**18 July 2035**

Certificate number

**0659-7467-1850-9290-4231**

## Viewings

Available by prior appointment via Linays Commercial Limited.



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