

ORPINGTON

UNIT 1B OLD HILL FARM, OLD HILL

BR6 6BN

LINAYS

COMMERCIAL

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01689 875 511

**TO LET – INDUSTRIAL UNIT & STORAGE YARD
TOTAL SITE AREA APPROX. 26,000 SQ FT (2415.79 SQ M)**



Location

Orpington is located within the London Borough of Bromley, approximately 15 miles south east of Central London.

The subject property is situated on Old Hill, providing direct access to the A232 and A21, which leads in a south easterly direction to the M25 Motorway at Junction 4.

Chelsfield Railway Station is situated approximately 1.6 km east of the subject property, providing direct services to London Bridge, Charing Cross and Sevenoaks.

Description

The subject property comprises a steel frame industrial unit providing open plan workshop space with ancillary office accommodation, kitchen and WC facilities.

This site provides extensive, versatile yard space suitable for storage purposes, with vehicular access from Old Hill.

Accommodation

(with approximate dimensions and floor areas)

Warehouse (GIA):	2,753 sq ft	255.76 sq m
External Yard Area:	0.53 acres	(2,160 sq m)

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	Commercial Energy Performance Certificate												
<p>The premises are available to let on the basis of a new FRI lease for a term of years to be agreed at a commencing rent of £100,000 (One Hundred Thousand Pounds) per annum exclusive.</p> <p>The lease shall be granted outside the security provisions of the Landlord and Tenant Act 1954.</p>	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="699 310 1507 359">Energy performance certificate (EPC)</th> </tr> </thead> <tbody> <tr> <td data-bbox="699 359 1008 478"> Unit 1 Old Hill Farm Old Hill Orpington BR6 6BN </td> <td data-bbox="1008 359 1133 478"> Energy rating B </td> <td data-bbox="1133 359 1507 478"> Valid until: 18 April 2031 Certificate number: 6727-9843-9433-7603-3983 </td> </tr> <tr> <td data-bbox="699 478 1133 533">Property type</td> <td colspan="2" data-bbox="1133 478 1507 533">B1 Offices and Workshop businesses</td> </tr> <tr> <td data-bbox="699 533 1133 583">Total floor area</td> <td colspan="2" data-bbox="1133 533 1507 583">256 square metres</td> </tr> </tbody> </table>	Energy performance certificate (EPC)			Unit 1 Old Hill Farm Old Hill Orpington BR6 6BN	Energy rating B	Valid until: 18 April 2031 Certificate number: 6727-9843-9433-7603-3983	Property type	B1 Offices and Workshop businesses		Total floor area	256 square metres	
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Service Charge	Planning												
<p>An estate service charge is levied to cover the cost of repair, maintenance and management of the common parts.</p>	<p>It is our understanding that the subject property shall only be used for the storage of equipment and materials in connection with an arboricultural and landscape contractors with ancillary facilities.</p>												
Rating Assessment	<p>Interested parties are advised to undertake their own planning investigations.</p>												
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £13,847. Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	Viewings												
VAT	<p>Strictly by prior appointment with Linays Commercial Limited:</p> <div data-bbox="935 1293 1219 1497" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Toby Allitt</p> <p>Email: ta@linays.co.uk</p>												
<p>We have been advised by our clients that VAT is payable upon the rental amounts under current legislation.</p>													