

ORPINGTON

UNIT 1B OLD HILL FARM, OLD HILL

BR6 6BN

LINAYS
COMMERCIAL

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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 yard space suitable for storage of materials, 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										
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. The lease shall be granted outside the security provisions of the Landlord and Tenant Act 1954.	Energy performance certificate (EPC) <table><tr><td>Unit 1 Old Hill Farm Old Hill Orpington BR6 6BN</td><td>Energy rating B</td><td>Valid until: 18 April 2031</td></tr><tr><td colspan="2"></td><td>Certificate number: 6727-9843-9433-7603-3983</td></tr></table><table><tr><td>Property type</td><td>B1 Offices and Workshop businesses</td></tr><tr><td>Total floor area</td><td>256 square metres</td></tr></table>	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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Property type	B1 Offices and Workshop businesses										
Total floor area	256 square metres										
Service Charge	Planning										
An estate service charge is levied to cover the cost of repair, maintenance and management of the common parts.	Applicants should be aware that the warehouse building is currently permitted solely for the storage of horticultural trade supplies.										
Rating Assessment	Viewings										
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.											
VAT	Strictly by prior appointment with Linays Commercial Limited. LINAYS COMMERCIAL www.linays.co.uk 01689 875 511										
We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.	Contact: Toby Allitt Email: ta@linays.co.uk										