

ORPINGTON

UNIT 4 MURRAY BUSINESS CENTRE

MURRAY ROAD

BR5 3RE

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – TWO STOREY OFFICE / BUSINESS PREMISES
2,200SQ.FT/204SQ.M WITH FRONT & SIDE FORECOURT PARKING**

Location

Orpington is a prosperous town 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 (Sevenoaks Way) and thus trunk road access to Junctions 3 and 4 of the M25 Motorway is available. Rail services are available at St Mary Cray station offering direct lines to Central London and the coast.

Murray Business Centre is located off Sevenoaks Way within an established business location. Surrounding occupiers include several national trade counter operators. Local shopping facilities are available approx. 0.4 miles away at the Nugent Shopping Centre where occupiers include Marks & Spencer, Nando's, Gregg's, Pret and Costa Coffee.



Accommodation

Unit 4	Sq.ft	Sq.m
Ground Floor	1,100	102
First Floor	1,100	102
Total GIA	2,200	204

Forecourt Parking

Description

The property comprises an end of terrace, two storey, self-contained business unit of brick and block construction with aluminium windows set beneath a sloped roof. The ground floor is currently configured to provide entrance lobby, office/reception area, meeting room and WC's. The first floor provides additional office space in a predominantly open plan layout. As the internal walls are partitions the space could easily be adapted to an occupier's preferred layout/specification.

Features include male and female WC's, air conditioning, gas central heating, perimeter trunking (power & comms) and LED lighting. Externally, parking spaces are available upon the forecourt area.

Ref: MC/5712

Terms

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 **£33,000 (Thirty-Three Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable are £12,350.00 (2024/25 assessment). Interested parties are **strongly** advised to check the rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT **WILL** be payable upon the rental and service charge.

Service Charge

A service charge is levied to cover the cost of the repair, maintenance and management of the common parts. Current figure: £1.29psf.

Internal Photos



CEPC

Unit 4, Murray Business Centre, Murray Road
ORPINGTON
BR5 3RE

Energy rating

C

Viewings

By prior appointment via Linays Commercial Limited.

Contact:

Email:

Mandeep Cheema

mc@linays.co.uk

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