

ORPINGTON

JACUBY HOUSE, REAR OF 28B KENT ROAD

BR5 4AD

LINAYS

COMMERCIAL

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

01689 875 511

TO LET- SELF CONTAINED OFFICE BUILDING -APPROX 1018 SQ FT (94.5 M²)

Location

Orpington is located approximately 13 miles to the South of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London Mainline stations from Orpington BR station.

The property is located a short distance from Cray Avenue (A224) at the junction with Poverest Road.

The premises are situated in a predominantly residential area to the rear of a parade of shops.



Description

Comprises a detached self-contained office building set out over ground floor level. The premises benefit from private garden/yard area. Internally the layout provides principally open plan space with private offices to rear (one currently utilised for storage with roller shutter door), kitchenette and WC with shower room. Please note that access to this property is via a pedestrian walkway between numbers 28/30 Kent Road and no vehicular access is available.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor Approx.:	1,018 sq ft	94.5m ²
WC		
Garden		

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 **£18,000 per annum exclusive** payable quarterly in advance.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,832 (2026/27 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. 100% Small Business Rate Relief may be applicable.

Commercial Energy Performance Certificate

J D R Lift Services
 Jacuby House, 28b Kent Road
 St. Mary Cray
 ORPINGTON
 BR5 4AD

Energy rating

A

Valid until

4 December 2028

Certificate number

0560-0738-2179-0102-9096

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Internal Photo



Legal Costs

Each party is responsible for the payment of their own legal fees.

Viewings

Available by prior appointment with Linays Commercial Limited.

Mandeep Cheema mc@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991

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