

PETTS WOOD

VICTORY HOUSE, 131 QUEENSWAY

BR5 1DG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**AVAILABLE TO LET – SECOND FLOOR BUSINESS ACCOMMODATION
APPROX 650 SQ.FT (60.38 M²) – ALLOCATED PARKING SPACE**

Location

Petts Wood lies just to the north of Orpington and to the south-east of Bromley.

The property is situated at the junction of Queensway with Franks Wood Avenue, opposite the Library and a public car park. Victory House is only a short distance from Petts Wood Railway Station and a range of Retail, Catering and professional offices.



Description

The property comprises second floor accommodation within a three storey multi let building accessed via Franks Wood Avenue.

The space is arranged at second floor level and arranged internally to provide kitchen and open plan accommodation within the roof space.

Adjoining the building is a private car park with an allocated car parking space.

Accommodation

(with approximate dimension and floor areas)

Total gross floor area approx. 650 sq.ft (60.39 m²)

Features: (all untested)

- Air conditioning
- Security alarm
- Velux windows & blinds
- Cat II Lighting
- Passenger lift
- Private Kitchen

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 effectively full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of; £14,500 (Fourteen Thousand Five Hundred Pounds) per annum exclusive.	SUITE A Victory House 131 Queensway Petts Wood ORPINGTON BR5 1DG Energy rating D Valid until 30 July 2027 Certificate number 0594-7339-6430-9800-6313
Rating Assessment	Planning
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,508 (2026/27 assessment). Prospective tenants may be able to obtain transitional relief from Business Rates and should contact the London Borough of Bromley Business Rates Department for further information.	We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of financial/professional services, light assembly work, clinic, health centre, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.
VAT	Viewings
We have been advised by our clients that VAT WILL be payable upon the rental under current legislation.	By prior appointment via Linays Commercial Limited.  26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01689 831416 01689 875 511 Email: mc@linays.co.uk
Service Charge	
A service charge is levied to cover the cost of the maintenance, management, lift maintenance and insurance plus cleaning of the common parts.	

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