ORPINGTON

3 Metro Centre, Bridge Road

BR5 2BE

LINAYS COMMERCIAL
26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416
01689 875 511

LEASE AVAILABLE – APPROX 2,050 SQ FT (190m²) GROSS
MODERN WAREHOUSE/BUSINESS SPACE UNIT

Location

Situated within an established estate just off the A224 Cray Avenue/ Sevenoaks Way which provides trunk road linkage between the A2 Sidcup By-pass and the M25 London Orbital Motorway (Junction 4). St Mary Cray and Orpington main line Railway Stations plus local and Orpington Town Centre shopping facilities are within one mile.

Description

Comprises a mid-terrace unit within a modern courtyard style development of 8 units close to Cray Avenue. The unit is arranged on ground and mezzanine floors, offering a mixture of storage and workshop at ground floor level and offices at mezzanine level.

Private forecourt for loading plus 3 parking spaces.

Accommodation

(with approximate dimensions and floor areas)

Forecourt

Private parking and loading

Ground Floor - Entrance hall, Storage Areas, Warehouse/workshop

Ladies & gents cloakroom/WCs

First Floor - Offices, Storage Area, Two Offices, Kitchen

Total Floor Area approx.: 2,050sq.ft (190m²)

Terms

The premises are let upon a full repairing and insuring lease for a term of 5 years from 4th July 2018 at a rental of **£22,000 per annum exclusive** payable quarterly in advance. The lease incorporates a tenant only break clause operable upon 6 months prior written notice and to be affective from 4th July 2021.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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

Ref: NL/ 5084

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,771.50 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Service Charge

An estate service charge is levied to cover the cost of repair, maintenance and management of the common parts including access/forecourt. We are awaiting advice from our clients as to the service charge costs.

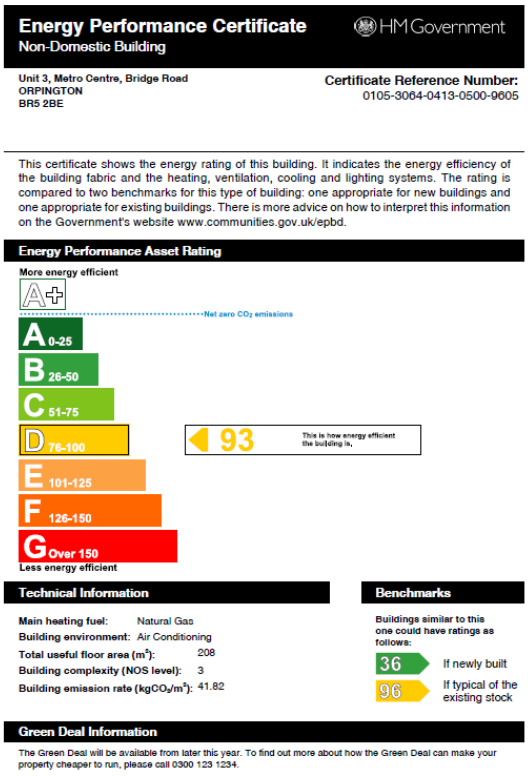
Legal Costs

The ingoing assignee is to be responsible for both parties legal fees.

VAT

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

Commercial Energy Performance Certificate



Energy Performance Certificate
Non-Domestic Building

HM Government

Unit 3, Metro Centre, Bridge Road
ORPINGTON
BR5 2BE

Certificate Reference Number:
0105-3064-0413-0500-9605

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

93 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m^2): 208
Building complexity (NOS level): 3
Building emission rate ($kgCO_2/m^2$): 41.82

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

96 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Viewings

Available by prior appointment with Linays Commercial Limited.

LINAYS COMMERCIAL
www.linays.co.uk
01689 875 511

Contact:
Adrian Tutchings
Toby Allitt

Email:
commercialproperty@linays.co.uk
ta@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991
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