



- A1/A3 ground floor unit for sale or to let
- Unit measures 1,765 sqft / 164 m²
- Offered fully glazed and in shell and core condition
- Town centre location benefitting from high footfall and ample local car parking
- Development is within centrepiece of significant town centre redevelopment project
- £450,000 L/H or £40,000pax

DESCRIPTION

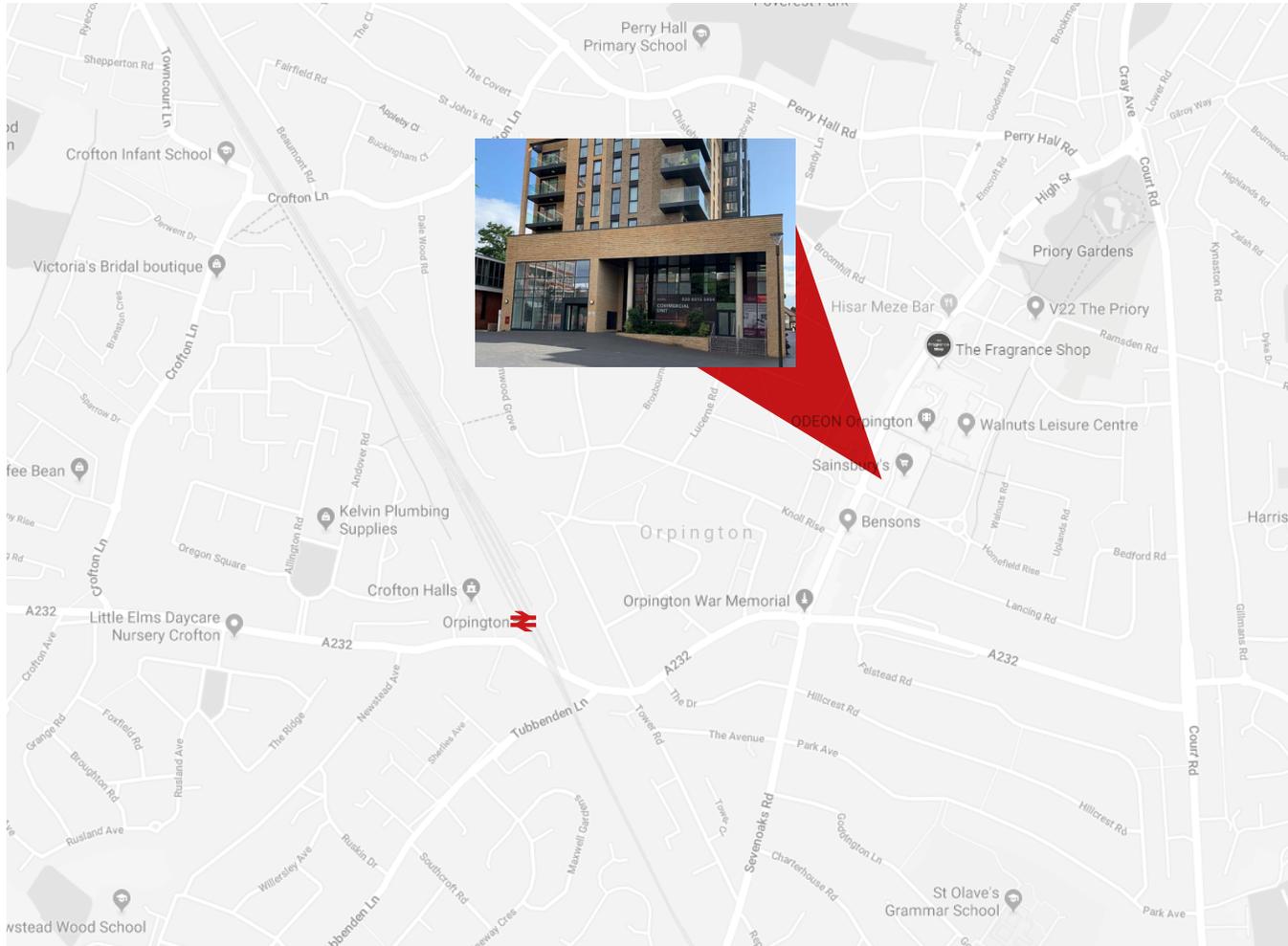
An opportunity to purchase or let a new build ground floor commercial unit contained within Berkeley Homes new mixed-use development in Orpington Town Centre. The building dominates the Orpington shopping quarter with its contemporary exterior. Above the unit there are 83 residential apartments and a health and well-being facility. New retail, dining and leisure facilities have added value to Orpington, including an Odeon Cinema, Bella Italia and Premier Inn.

The unit benefits from A1 & A3 use (now E class) and is offered in shell and core condition with fully glazed shopfronts. The unit is likely to appeal to retailers, restaurateurs and other commercial operators.

Unit C1, Brunswick Square, Orpington, Kent BR6 0RT

Ground floor commercial unit for sale or to let

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LOCATION

The subject property is contained within Berkeley Homes' prominent centrepiece development in Orpington's Town Centre. The unit is located within Market Square, adjacent to The Walnuts Shopping Centre, and just behind Orpington High Street; affording the property a heavy passing footfall. Transport links to London are very good; only 18 minutes to London Bridge and further direct lines to Charing Cross and London Victoria. Coupled with transport links, Orpington's proximity to Kent, where there is an eclectic mix of historic charm, vast coastlines and cultural festivals, attracts young professionals looking for a convenient commute in a suburban location. The Premier Inn, Orpington Library and the Walnuts Leisure Centre supplement and diversify the footfall from the High Street and shopping centre.

TERMS

Offers in the region of £450,000 are invited for the long leasehold interest in the property, which is also available to let for £40,000pax.

VAT

We understand that VAT is applicable at the prevailing rate.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquires in this regard.

EPC

An EPC is available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
Lily Whitby or
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Meet the rest of the team...



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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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