

Ground Floor Commercial Unit

TO LET

Unit 2, Kennedy House, Murray
Road, Orpington, Kent,
BR5 3QY

Harston&Co

For more information call us
on **020 3371 0061**



Highlights

- Ground floor commercial unit suitable for a range of uses (subject to appropriate consents)
- Approximately 2,615 square feet (243 square metres)
- Available with a new lease and no premium
- 4 car parking spaces available
- EPC Rating - D

Location

The property is located on Murray Road within a busy commercial area in Orpington. It is 16 miles to the south of central London and 5 miles from Bromley. St Mary Cray station is 0.5 miles away providing a direct service into central London. Access to the M25 is 5 miles away and the A20 is 1.3 miles away. Nearby occupiers include Jewson, Benchmarx Joinery, Grabex Windows and Ceramic Tile Distributors. The Nugent Shopping Centre is 0.4 miles away where occupiers include Marks & Spencer, Nando's, Metro Bank, Pret and Costa Coffee.

Please note all times and distances given are approximate only.

Description

Kennedy House is a three-storey multi-let business centre hosting a range of businesses. The unit available is situated on the ground floor and would suit a range of business. It measures 2,615 square feet (243 square metres). Please refer to the floor plan to see the current layout. The space benefits from a w/c, kitchenette, suspended ceiling, and 4 car parking spaces.

Please note that the sizes given are approximate only and provided by the landlord. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £14,500

UBR (2022/23): 49.9p/£

Rates Payable: £7,235.50

These figures have been provided by the VOA. The tenant might be able to benefit from small business rates relief. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Bromley business rates department.

Service Charge

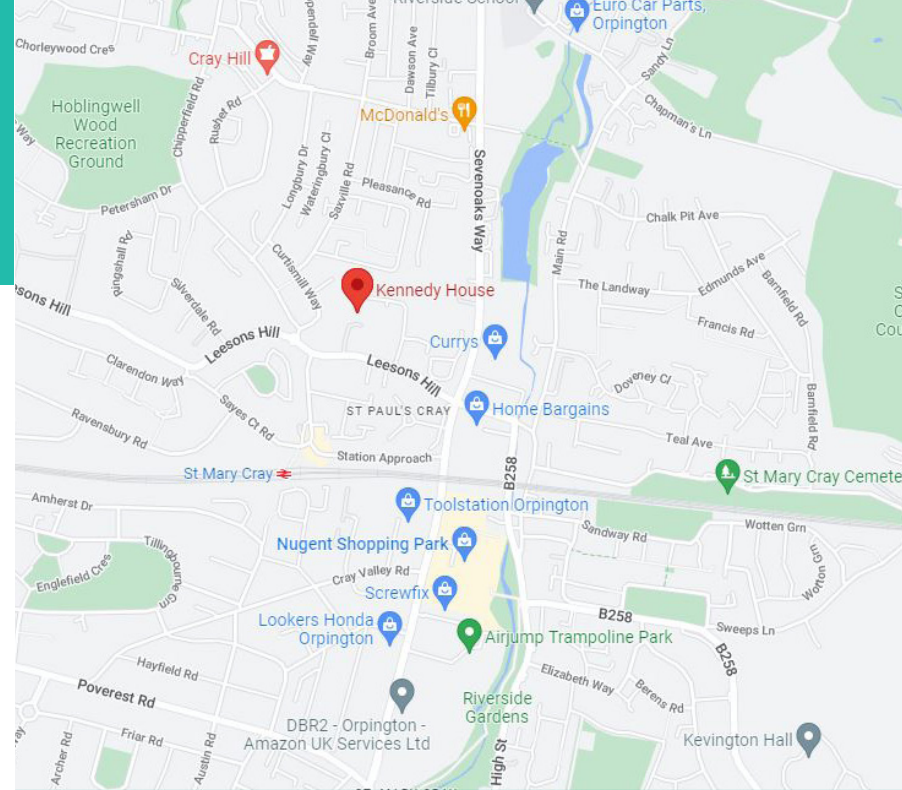
A service charge is payable in respect of the internet supply, management, maintenance, cleaning of the common parts and structure. The current amount is fixed at £5,400 exclusive of VAT per annum. This equates to approximately £2 per square foot.

VAT

The property has been elected for VAT so VAT will be payable on the rent and service charge.

Terms

The property is available with a new FRI lease at £29,500 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£29,500 per annum

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