

2 RANMORE PATH

ORPINGTON, BR5 2HP

£14,000 PER ANNUM
TO LET

- Unit measures approximately 632 square feet (58.7 square metres), arranged over ground floor
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - TBC

Harston&Co

Location

The property is located in a predominantly residential area at the junction of Tillingbourne Green and Ranmore Path, within the town of Orpington. Orpington is a popular commuter town within the London Borough of Bromley, 13 miles southeast of central London and 4 miles from Bromley. The town benefits from excellent road connectivity with its proximity to the M25 Motorway (junctions 3 & 4) and its junctions with the A20 and A21. St Mary Cray Rail Station (Zone 6) is approximately 0.5 miles from the property and provides regular rail services to London Victoria, London Blackfriars, Sevenoaks, and Ashford International via Maidstone East.

Please note all times and distances given are approximate only.

Description

A ground-floor commercial unit measuring 632 square feet (58.7 square metres). We understand it benefits from Class E planning consent and would be suitable for a range of uses subject to obtaining appropriate consents.

Please note that the sizes given are approximate only and have been obtained from the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

The property needs to be reassessed as it has recently been reconfigured. All interested parties are advised to make their own enquiries with the London Borough of Bromley business rates department.

Terms

The property is available with a new FRI lease at £14,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Scan to view property details on
[harstonandco.co.uk](https://www.harstonandco.co.uk)

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

Harston&Co
247 High Road
South Woodford
London
E18 2PB

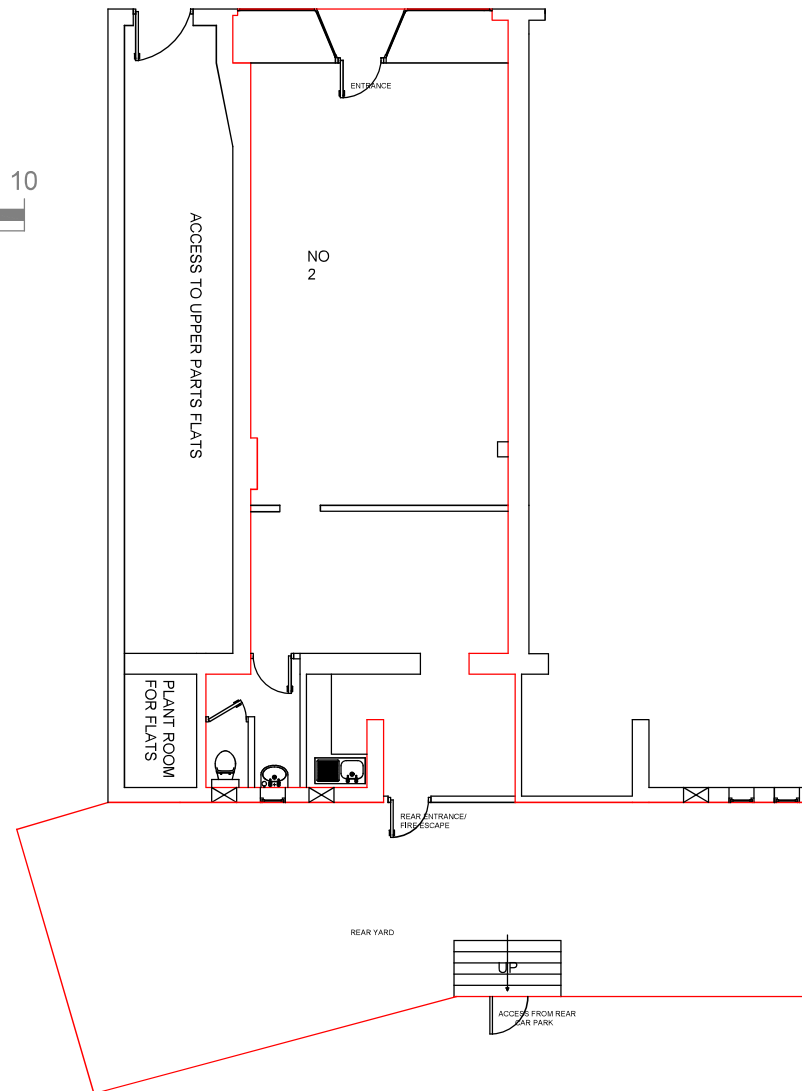
020 3371 0061
info@harstonandco.co.uk
[harstonandco.co.uk](https://www.harstonandco.co.uk)
[@harstonandco](https://www.instagram.com/harstonandco)

Harston&Co



EXTRACT FROM ORDNANCE SURVEY @ 1:500,
SHOWING LOCATION

GROUND FLOOR PLAN



AK DRAWING
SERVICES LTD

AJK Drawing Services Ltd,
94 Potters Field
Harlow
Essex
CM17 9DA
tel: 07985-425446, 01279-498371
john.klement@ajk-surveying.com

Date: 19th December 2024

Drafted by:
J. Klement LLB(Hons) Grad Dip

Project: Lease/ Title plan

Property details:
2 Ranmore Path
Orpington
BR5 2HP

Scale 1:100@A3

Drawing No: RP-2-6/01

© AJK Drawing services Ltd