

# HUMMERSTONE & HAWKINS

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## TO LET - GROUND FLOOR LIGHT INDUSTRIAL / OFFICE / STORAGE SPACE IN ORPINGTON



GROUND FLOOR SPACE TO LET

TOTAL FLOOR AREA OF C 243sq.  
m / 2,615sq. ft.

PREMISES INCLUDES 4 PARKING  
SPACES

IDEAL FOR OFFICE SPACE /  
STORAGE / LIGHT INDUSTRIAL

GOOD TRANSPORT LINKS - 4  
MILES FROM M25

FORMS PART OF AN  
ESTABLISHED BUSINESS ESTATE.

**UNIT 2, KENNEDY HOUSE**

**MURRAY ROAD**

**BR5 3QY**

**Tenure: TO LET**

**Rental: £29,500pa + VAT**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The property is situated within an established business estate with good access to the A20, less than 2 miles to the M25 Junction 4.

St Mary Cray train station is only a short walk from the property and provides regular rail links into Central London with a direct service into London Victoria with an approximate journey time of 20 minutes.

Murray Road is located just off Leasons Hill which is off the junction to Sevenoaks way within an established business/industrial location. Other businesses in the area are Ceramic Tile distributors and Benchmarx joinery.

**DESCRIPTION:**

The unit is arranged over the ground floor of a 3-storey building. Access to the unit is both through a door from the rear car park and via the main entrance and lobby, situated at the front of the building.

Private entrance doors from either the main reception or the shared rear entrance lead into the main open plan office area of . From here there are doors which lead to a rear office / store, two storerooms, a kitchen and a toilet.

The approximate measurements as provided by the landlord are as follows:

Ground floor

**Main office: 1,556sq. ft**

**Rear office / store: 362sq.ft**

**Storeroom: 89sq. ft**

**Storeroom: 150sq. ft**

**Kitchen: 150sq. ft**

**Other: 472sq. ft**

**TERMS:**

The offices are available on lease terms TBD.

A rental deposit will be required.

**VAT:**

We have been informed by our clients that VAT is to be added to the rental.

**SERVICE CHARGE:**

We understand for Unit 2 that the share of the service charge applicable to the subject unit is budgeted for 2022 at of £5,400 plus VAT which includes internet, cleaning of communal areas, repairs and maintenance.

**EPC:**

The premises has an EPC rating of D.

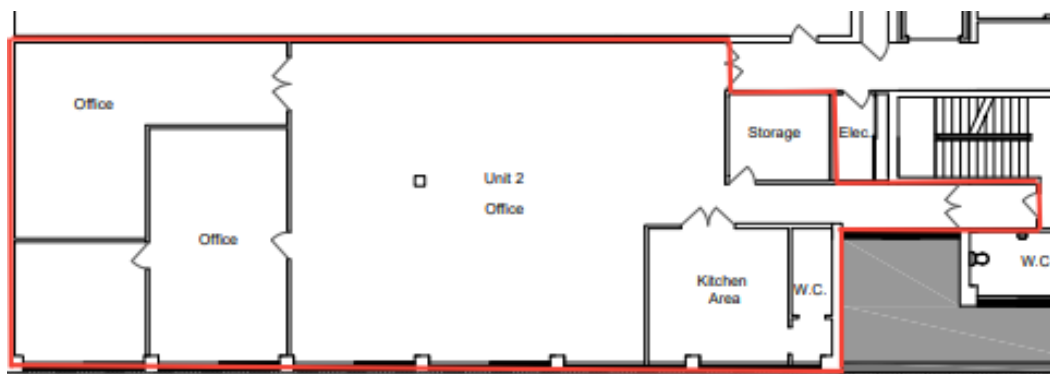
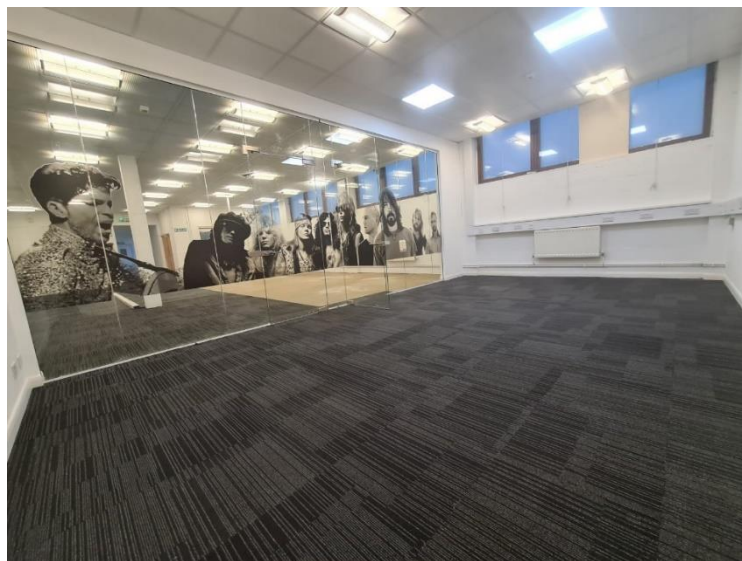
**RATES:**

We understand from the VOA website that the office has a rateable value of £14,500. The premises may therefore qualify for an element of small business rate relief, but we advise interested parties to make their own enquiries with Bexley Council.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

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These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.