

Offices to Let Preliminary Particulars

**CENTRAL COURT, 1 KNOLL RISE,
ORPINGTON, BR6 0JA**



Central Court, 1 Knoll Rise, Orpington, BR6 0JA

- **21,762 sq ft over ground, first, third and fourth floors**
- **Grade A refurbishment to be completed**
- **Available Q1 2018**
- **Car parking ratio of 1:915**
- **Prominent location**

Description

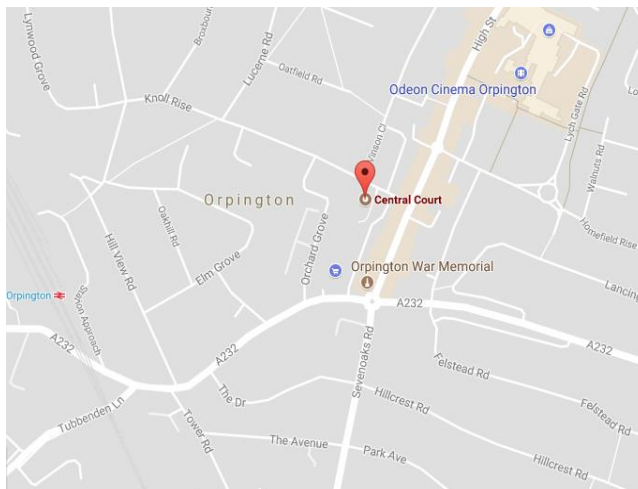
Central Court is a 67,000 sq ft office building located in central Orpington. Located immediately adjacent to a large Tesco superstore and only a short walk from the Walnuts Shopping Centre and Leisure Centre.

Central Court has been constructed in a 'U' shape around a landscaped courtyard garden. The building is being refurbished throughout to a Grade A standard.

The building benefits from the following internal specification:

- Suspended ceilings
- Raised floors
- Male & Female WC's on each floor
- Air conditioning
- 24 hour security/ CCTV

PROPERTY NAME, FULL ADDRESS



Location

Orpington is located in the London Borough of Bromley, approximately 15 miles south east of Central London.

The building is well located, approximately 10 minutes walk from Orpington station which offers a fast service to London Bridge, Charing Cross and London Victoria, with a fast service time of around 17 minutes to London Bridge.

Junction 4 of the M25 is approximately 3.5 miles west of the building, providing direct access to the motorway network.

Tenure

Space is available by way of a new effective FRI lease direct from the Landlord.

Areas

Floor	Sq Ft	Sq M
Fourth	3,350	311
Third	3,350	311
First	2,100	195
First	7,500	697
Ground	5,462	507
Total	21,762	2,022

Rent

£25.00 per sq ft.

Rates

To be confirmed.

Service Charge

£5.95 per sq ft.

EPC

Available upon request.

Viewings

Strictly through the Joint Sole Agents.

Contact

DTRE

Johnny Bray – 020 3328 9098

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Altus

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Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. The particulars are provided in good faith but any information should be confirmed before being relied upon.

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