



- Second floor B1 office suite to let
- Measuring approx. 560 sqft
- Recently refurbished throughout
- 0.5 miles away from St Mary Cray Station
- Guide rent £8,500 per annum

DESCRIPTION

An opportunity to rent a recently refurbished second floor office suite. The subject office measures approximately 560sqft, and is laid out to provide three main office rooms and a kitchenette. The office benefits from CAT 5 cabling, central heating and plenty of natural light. There are shared WC facilities on the ground floor and plenty of free on-street parking in the immediate surrounding area.

LOCATION

The subject property is located in a quiet part of St Mary Cray High Street, 0.5 miles from the railway station which provides a frequent direct service into London Victoria taking approximately 24 minutes, Sevenoaks Way (A224) is 0.2 miles from the property and provides direct connections to the M25 and A20. Nugent Retail Park is 0.3 miles away providing a range of shops including Marks and Spencer's, Debenhams, Next and numerous other national retailers.

13-15 High Street, Orpington, Kent BR5 3NL

B1 office suite to let

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TERMS

New flexible FRI lease is offered with a guide rent of £8,500 per annum.

VAT

We understand that VAT is not applicable in this transaction.

BUSINESS RATES

Business rates are yet to be assessed, please note small business rates may apply.

SERVICES

There is a service charge of £250pcm to cover building maintenance, fortnightly cleaning, water and electricity bills. The service charge also includes building insurance contributions. We understand the property is connected to all main services, however all interested parties are advised to make their own enquiries.

EPC

The property sits within band D. An EPC is available on request.

FURTHER INFORMATION

Internal photographs are available on request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 0208 315 5454.



**For more
information
contact:**

**Chloe Wiseman on
020 8315 5454**

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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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