

# ORPINGTON

EASTERN HOUSE, RUSHMORE HILL

BR6 7LZ

# LINAYS

COMMERCIAL

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**TO LET – GROUND & FIRST FLOOR OFFICES**  
**AVAILABLE SEPARATELY OR COMBINED – FROM 472 SQ.FT -1028 SQ.FT**

## Location

Eastern House is situated adjacent to the junction of Rushmore Hill and the A21 Sevenoaks Road which runs to the south of Orpington and towards Farnborough.

The property is located in a courtyard environment behind properties on Sevenoaks Road/St James Terrace. Surrounding occupiers include World of Sewing and Esso Service station.



## Description

Eastern House is a self-contained end of terrace building set out over ground and first floor level with the benefit of allocated car parking (2 spaces) within the adjoining garage.

The premises has been arranged to provide entrance hall, open plan office accommodation on both floors with separate kitchen and WC facilities.

Features include air conditioning at first floor level, suspended ceilings, inset defused lighting, perimeter trunking, double glazed windows, gas central heating and burglar alarm (all untested).

## Accommodation

with approximate dimensions and floor areas

Ground Floor: 472 sq.ft (43 sq.m)

First Floor: 556 sq.ft (51 sq.m)

**Total Floor Area: 1028 sq.ft (95 sq.m)**

*Each floor can be offered in isolation with separate kitchen and W.C facilities.*

## Terms

To be let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of:

**Ground Floor: £9,500 (Nine Thousand Five Hundred Pounds) pax.**

**First Floor: £10,000 (Ten Thousand Pounds) pax.**

Rents payable quarterly in advance. A service charge is applicable.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3746.80 (2018/2019). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

We understand that incentives in the form of small business rate relief may be applicable for full details please contact the London Borough of Bromley.

## VAT

We have been advised by our clients that VAT **will** be payable upon the rental under current legislation.

## Service Charge

A service charge is levied to cover the cost of utilities.

## CEPC



## Viewings

Available by prior appointment with Linays Commercial Limited.



**Contact:**  
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