

## LARGE LOWER-GROUND FLOOR UNIT IN ORPINGTON AVAILABLE TO LET



Units would be suitable for a variety of uses.

Total floor area of 4250sq ft inc 150sq ft of ground floor space.

Goods lift included from ground floor to lower-ground floor.

Off Street parking and parking bays to the rear and front of unit.

Located in busy business estate and just 4 miles from M25.

Available on a new lease, terms to be agreed.

Unit 5 & 6 Kennedy House

Murray Road

BR5 3QY

Tenure: TO LET

Asking Price: £34,000 + 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:**

Located within a light industrial / office block containing a variety of different uses and occupiers. The subject units are on the ground floor and lower-ground floor. 150sq ft of space is located on the ground floor and the lower-ground floor units are accessed via the main entrance where there is a staircase which leads into the middle area of the unit and is also accessible via a goods lift. The lower-ground floor is fully racked for storage purposes however would suit a variety of uses.

The units also have their own separate kitchen and W/C's and there is a communal disabled toilet on the ground floor.

Access to the property can be 24/7.

**TERMS:**

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

**EPC:**

Kennedy House Murray Road ORPINGTON BR5 3QY		Energy rating <b>D</b>
Valid until 26 February 2032	Certificate number 5421-3224-7730-7507-9903	

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £16,000 per annum. We would still advise all interested parties to make their own relevant enquiries with Bromley council and to confirm the actual rates payable.

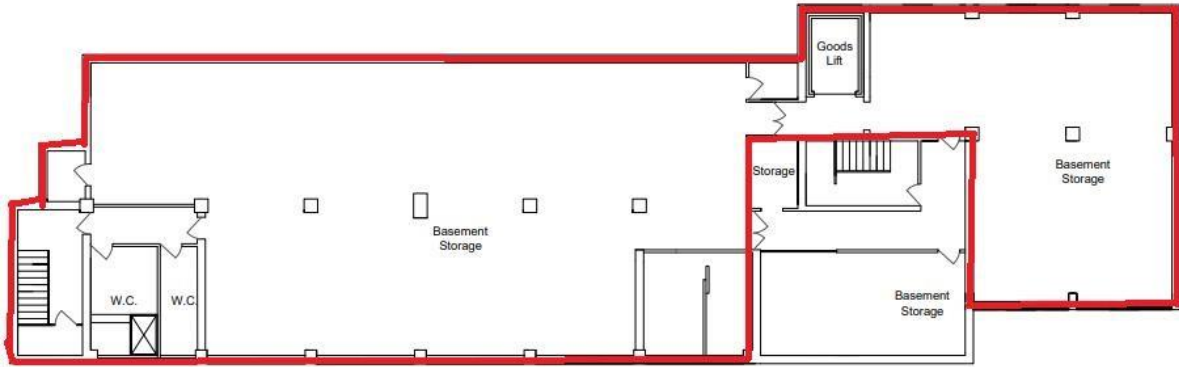
**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins](mailto:Hummerstone & Hawkins) T: 0208 303 1061**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



Find out more about Hummerstone & Hawkins Ltd and our services at [www.hummerstone.co.uk](http://www.hummerstone.co.uk).  
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