

# HUMMERSTONE & HAWKINS

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## STORAGE / WORKSHOP IN ORPINGTON AVAILABLE TO LET



Storage / Workshop in Orpington  
available to let.

Total floor area of 13.57m / 156sq  
ft.

Ceiling height of 2.852m / width  
of entrance – 1.740m.

One parking space in parking area  
for property.

Located just 4 miles from M25  
motorway.

Forms part of a busy business  
estate.

**KENNEDY HOUSE**

**MURRAY ROAD**

**BR5 3QY**

**Tenure: TO LET**

**Rental: £4,200 + 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:**

A small storage / workshop area measuring approximately 156sq ft is secured by a manual roller shutter. Access to the unit is via a sloped entrance.

**TERMS:**

Minimum term of 12 months and £4,200 per annum + VAT.

**EPC:**

The premises has an EPC rating of D.

**RATES:**

We understand from the VOA website that both offices would qualify for 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.