

18 UNITS IN ORPINGTON NEW CENTRE AVAILABLE TO LET.



Multiple units within new business centre available to let.

Offered in great condition, recently finished to high spec.

Sizes ranging from approximately 150-850sq ft.

Would suit a variety of uses from offices to workshops etc.

Parking for unit and visitor parking directly outside unit.

Offered on 12 month contracts with 1 month deposit only.

Riverside House

1 New Mill Road, Orpington

BR5 3QA

Tenure: TO LET

Rental: £800 - £3,000 pcm

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Foundry is prominently located within Crayfields Business Park, an established commercial destination in Orpington. The property benefits from excellent connectivity, with the A20 close by and Junction 3 of the M25 approximately 4 miles away, providing easy access across South East London, Kent and the wider motorway network. St Mary Cray railway station is approximately 0.9 miles away, offering regular services to London Victoria and London Blackfriars. Nugent Shopping Park, Springvale Retail Park and Orpington town centre are all within easy reach, providing a wide range of retail, dining and leisure amenities. The location combines an established business environment with excellent transport links and convenient local facilities.

DESCRIPTION:

Foundry is a new build development located within Crayfields Business Park which has been crafted solely for commercial use. Currently there is 30 units with the below available. All units are completed to a high spec with air conditioning throughout. At the front is a reception desk, lockers, and a coffee making area. Also a meeting room is available to hire.

Ground Floor:

Unit 1 – 870sq ft - £3,000pcm
Unit 2 – 465sq ft - £1,600pcm
Unit 3 – 465sq ft - £1,600pcm
Unit 4 – 860sq ft - £3,000pcm
Unit 5 – 755sq ft - £3,000pcm
Unit 6 – 380sq ft - £1,400pcm

First Floor:

Unit 11 – 315sq ft - £2,100pcm
Unit 13 – 225sq ft - £1,400pcm
Unit 16 – 250sq ft - £1,400pcm
Unit 18 – 250sq ft - £1,400pcm
Unit 19 – 625sq ft - £2,600pcm
Unit 21 – 635sq ft - £2,800pcm
Unit 23 – 250sq ft - £1,400pcm
Unit 25 – 250sq ft - £1,400pcm
Unit 26 – 230sq ft - £1,400pcm
Unit 27 – 250sq ft - £1,400pcm
Unit 29 – 655sq ft - £3,000pcm
Unit 30 – 420sq ft - £2,800pcm

TERMS:

The premises are available by way of a 12 month contract with 1 month deposit only.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value which would mean most units qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with 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 T: 0208 303 1061](https://www.hummerstone.co.uk)

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.