

FIRST & SECOND FLOOR OFFICES - TO LET

31 STATION SQUARE, PETTS WOOD, ORPINGTON, BR5 1LZ



Description

Positioned above a prominent high street retail unit in the heart of Petts Wood, the first and second floors offer bright, self-contained office accommodation ideal for a range of professional and service-based occupiers.

The property is located directly adjacent to the station and its car park (53 spaces) and is one of a handful of large footprints in Petts Wood.

Location

Petts Wood is a popular commuter, suburban town in south-east London c. 13 miles southeast of central London and 4 miles from Bromley. It has its own suburban shopping centre, with a predominance of local traders. The shopping is arranged to either side of the railway line.

Accommodation

The property comprises the following approximate floor area:

First Floor: 1,123 sq ft NIA

Second Floor: 1,181 sq ft NIA

Total: 2,304 sq ft NIA

Tenure

The premises are available to sublet for a term of years to be agreed up to 27 February 2030.

Rent

On application.

Rating Assessment

Rateable value first floor: £21,750

Rateable value second floor: £14,750

Interested parties must verify these figures with the Local Rating Authority.

EPC

TBC

VAT

This property is VAT registered.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Financial Sanctions Regulations

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

<https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents>

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**Mason
Partners**



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