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ON THE INSTRUCTIONS OF



Property Services

TO LET

GROUND FLOOR MEDICAL UNIT - 2,440 SQ FT (226.72 SQ M)

19 Homefield Rise, Orpington, BR6 0RT

DESCRIPTION

19 Homefield Rise forms part of a modern mixed-used development in Orpington town centre.

The available accommodation comprises a ground floor shell and core medical unit ready for fitting out. The space forms part of and is accessed via the Orpington Health and Wellbeing Centre.

The space would be suitable for a range of medical uses such as dentists, physio and other recovery treatments, health screening services or a pharmacy.

LOCATION

19 Homefield Rise is located in Orpington town centre, opposite the Sainsburys supermarket and adjacent to The Walnuts shopping centre.

There is a surface pay and display car park immediately behind the property, plus other parking options in the vicinity.

Orpington Station is 1.2km from the property and provides services as follows:

- London Bridge – From 15 mins
- London Victoria – From 38 mins
- Sevenoaks – From 9 mins

There is an extensive bus network serving Orpington from all directions.

ACCOMMODATION (NIA)

	SQ FT	SQ M
TOTAL	2,240	226.72

AMENITIES

- Shell and core unit ready for fitting out
- Full height double glazing to front elevation
- Floor set down to accommodate raised access floor system
- Access via Health and Wellbeing Centre main reception
- Building reception desk
- Male, female and accessible WCs in common area
- Prominent active frontage offering branding opportunities

RENT

£60,000 per annum exclusive.

RATES

The demise has not been assessed for business rates. We recommend that interested parties make their own enquiries with the business rates department at London Borough of Bromley.

SERVICE CHARGE

There will be a service charge levied for the upkeep of the common and external areas of the building.

TERMS

Available by way of a new FRI lease direct with the Landlord, on terms to be agreed.

EPC

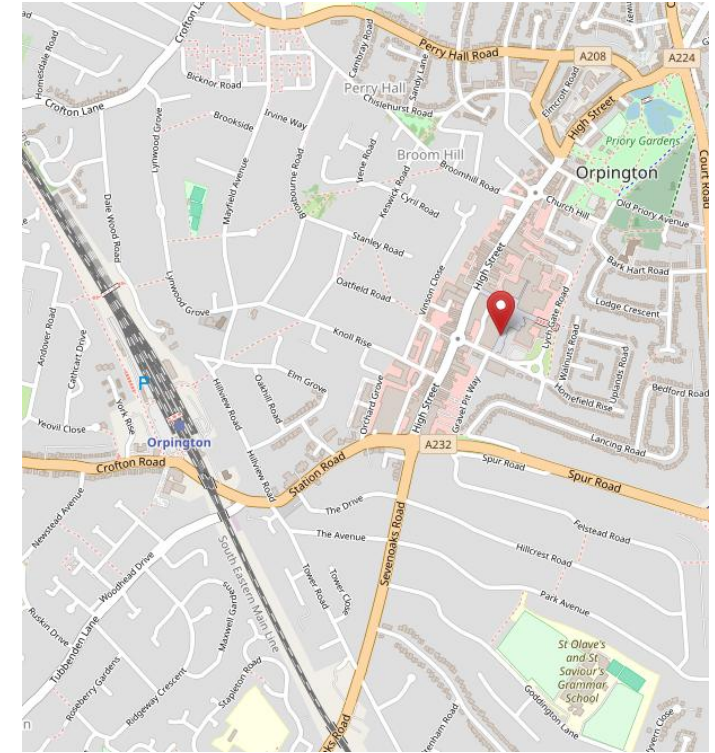
The property has an EPC rating of A:15.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



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VIEWINGS – 020 3763 7575

Thomas Tarn t: 07943 579 296
 Alex Thomson t: 07780 113 019

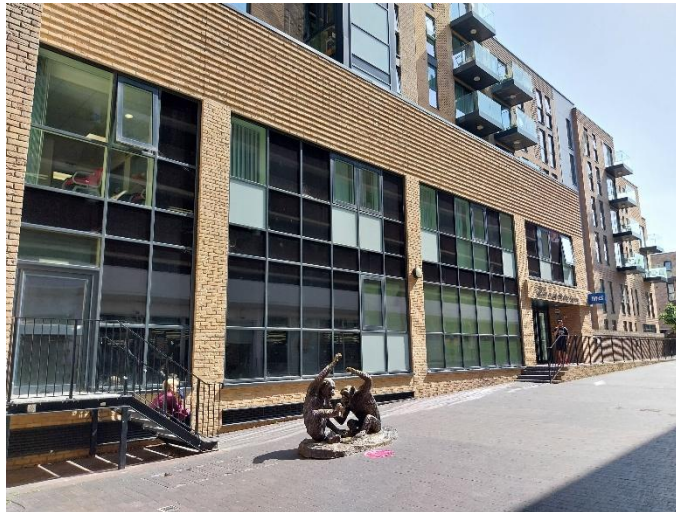
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GALLERY



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