

To Let

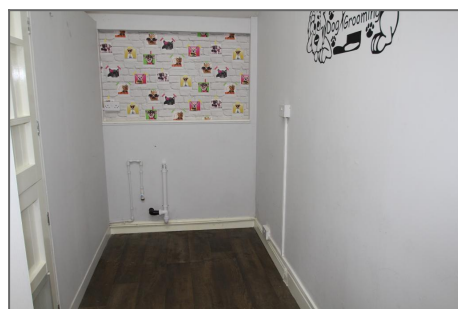
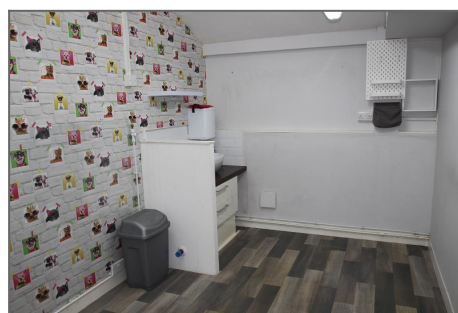
Chelsfield Lane, Orpington BR6 7RS



**£500 PER MONTH**

**COMMERCIAL**

- ✓ AVAILABLE NOW
- ✓ 2 ROOMS WITHIN 1 UNIT
- ✓ £6000 RENT PER ANNUM
- ✓ 270 SQ FT
- ✓ LOCATED IN BUSY BUSINESS HUB
- ✓ PARKING SPACES AVAILABLE
- ✓ COMMERCIAL EPC E RATED 102



## Description

Available now

THE PROPERTY WOULD SUIT SMALL BUSINESS REQUIRING AN OFFICE OR STORAGE SPACE WITH THE BENEFIT OF 2 ROOMS IN ONE.

TRIPES FARM IS A BUSY BUSINESS HUB WHICH IS LOCATED CLOSE TO ORPINGTON HIGH STREET.

## Location

The Tripes Farm Business Centre is a well established commercial hub for local businesses. The business complex is situated in converted buildings. The buildings themselves are diverse in their character and as such no one unit is the same. Here is a selection of the types of business our current clients undertake: Offices, Air ducting suppliers, Joinery Workshops etc.

With more and more "brown field" sights being made ready for residential development, there is an even greater the need for "light" and "medium" commercial locations. What more could you ask for knowing that with all of these requirements met you are locating your business in a "green belt" environment but still within a short distance to; local amenities, central Orpington, National Rail Stations (Orpington, Chelsfield and St Mary Cray) and major road networks (M25, M20, A21, A20, A25) Chelsfield Lane is perfectly located and serviced by the R9 bus.

## Ground Floor

**WAITING ROOM - 6' 8" x 5' 11" (2.06m x 1.81m)** Door to entrance hall, built in cupboard, doors to both rooms, window to front.

**ROOM 1 - 11' 10" x 8' 1" (3.63m x 2.48m)** Barn Door to 2nd room, wash hand basin with cupboard below.

**ROOM 2 - 11' 10" x 5' 1" (3.63m x 1.56m)** Door to waiting room.



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of

any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.