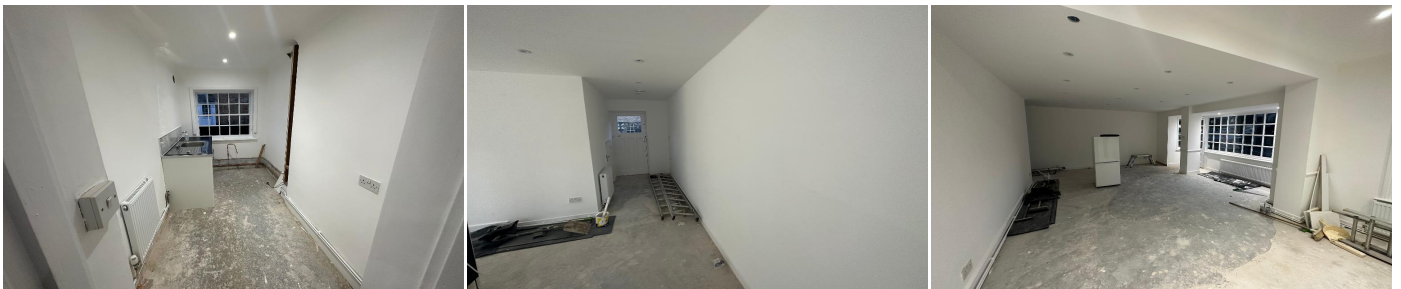


Commercial for Rent - **£1,000 per month**

High Street, Downe, Orpington, Kent, BR6 7US



KEY FEATURES

- AVAILABLE OCTOBER 2025
- PREVIOUSLY USED FOR A1, E
- NEW LEASE
- 585 SQUARE FEET OF OFFICE SPACE
- SMALL BUSINESS RATE RELIEF AVAILABLE
- FULLY REFURBISHED SPACE
- CLOSE TO M25 AND A21
- VIEWING STRICTLY VIA LANDLORD'S AGENT
- GAS CENTRAL HEATING

Description

Rare to the commercial market within Downe Village, this property has recently undergone extensive refurbishment and decoration to provide a great space that could be used for a number of different uses but would ideally suit someone looking for office space/studio.

There is parking available to the front and also to the rear on a first come first serve basis.

A new five year lease is being offered outside of the Landlords and Tenant's Act with a break option at year 2. This property should secure small business rate relief. The property is available from the start of October 2025.

Location

Downe, located within the London Borough of Bromley. It is home to Down House; the historic home of Charles Darwin; as well as the popular local attraction "Christmas Tree Farm".

There are many local walks nearby as well as the attractive High Elms Country Park which is within close proximity. Downe is 3.4 miles south-west of Orpington and 14.2 miles south-east of Charing Cross

The property is just a short drive to Orpington, Chelsfield and Bromley South mainline stations with excellent links to London and the M25 can be accessed for Gatwick and Heathrow airports.

Ground Floor

Reception - 29' 4" x 13' 3" (8.96m x 4.05m) Entrance door to open plan reception area with LED spotlights. Concrete floor. Newly redecorated. Door to washroom and toilet. Door to kitchen. Door to storage. Door to additional storage and rear door access. Radiators.

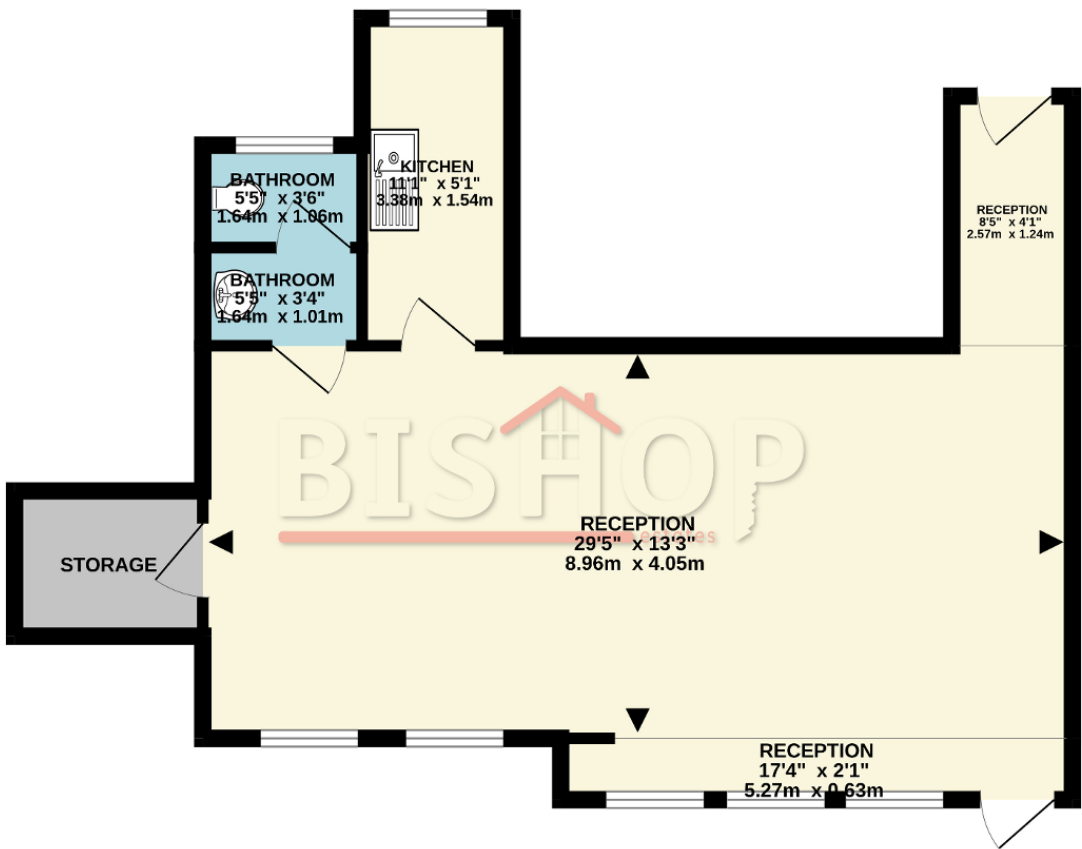
Kitchen - 11' 1" x 5' 0" (3.38m x 1.54m) Entrance via reception. Window to rear. Radiator. Sink and drainer with storage underneath

Handwash and toilet area - Accessed via reception. Door to handwash sink with vanity below. Further door to separate toilet area with window to rear. Radiator

Additional Storage -



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



GROUND FLOOR OFFICE SPACE

TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

Tenant responsible for business rates (small business rate relief may apply)

Holding fee £500.

Three month's rent in advance (£3,000)

One month's rent as deposit (£1,000)

We are told the property does not attract VAT

Viewings-Strictly by appointment