

# TO LET

# TEMPLEGATE HOUSE

115-123 High Street



**Templegate House, High Street, Orpington BR6 OLG**  
**Suites from 2,737 sq ft to 6,200 sq ft**

**Michael Rogers**

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# TEMPLEGATE HOUSE, High Street, Orpington BR6 0LG

Suites from 2,737 sq ft to 6,200 sq ft

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## LOCATION

Orpington is one of the principal suburbs of the London Borough of Bromley, located in the heart of the South East commuter belt. Central London is within easy reach by road and rail, as are the region's other main commercial centres

Situated in a central position on Orpington High Street, Templegate House is adjacent to the busy Walnuts Shopping Centre and enjoys the advantages of the town's excellent shopping facilities and other amenities. Orpington British Rail station offers a fast rail service into London Victoria and London Charing Cross stations with a journey time of approx. 25 minutes. The area is well served by local bus routes and the M25 / M20 motorways are less than four miles away.

## ACCOMMODATION

Ground floor reception area with passenger lift to:

First floor Suite A	2,737 sq ft	254.27 sq m
Second floor	6,200 sq ft	575 sq m
Third floor (front)	2,753 sq ft	25.76 sq m

## PARKING

First floor Suite A	6 spaces
Second floor	13 spaces
Third floor (front)	5 spaces

## TERMS

Available for a term of years to be agreed.

## RENT

Rent on application.

## VAT

The terms quoted are exclusive of VAT.

## DESCRIPTION

Templegate House comprises a four-storey office building constructed in the 1970's.

We are currently marketing space on each of the three upper floors.

The accommodation provides a combination of private and open plan accommodation with kitchen and staff facilities.

## AMENITIES

- Gas fired central heating
- Kitchen / staff room
- Male & female WC's (including disabled)
- Passenger lift
- Manned reception area

## LEGAL FEES

The ingoing tenants are to bear all parties reasonable legal costs.

## EPC

Awaiting Energy Performance Certificate

## RATING ASSESSMENTS

First floor Suite A	– RV £32,250
Second floor	- RV £72,000
Third floor (front)	– RV £36,750



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