



TO LET

Unit 2, The Orangery Studios  
21 Orangery Lane  
London  
SE9 1HN

Office Unit – 275 sq Ft





## Location

Orangery Lane runs parallel to Eltham High Street, behind Marks & Spencer and can be accessed from Archery Road. The location enjoys excellent access to the A2, A20 and A205.

The property is situated within easy walking distance of the excellent amenities in the High Street, Eltham mainline station and bus station. There is public car parking in Orangery Lane and on the other side of the High Street in Passey Place/Messeter Place.

## Description

The development is mostly a new build which has been sympathetically joined to the existing historical Orangery which is a listed building and now provides state of the art self-contained units with individual kitchenette and WC facilities, electric space heating/air conditioning, dado level trunking, double glazing, and high-quality floors.

## Accommodation

The unit has been measured on a GIA basis and provides the follow accommodation:

**Ground Floor                    25.55 sq m            (275 sq ft)**

## EPC, Legal Costs & VAT.

The property currently has an energy rating of 'C'. The incoming tenant will be responsible for a fixed legal fee of £250 plus VAT towards Landlords legal costs. Please note that VAT will be chargeable

## Rent

£7,200 per annum exclusive.

## Service Charge

£1,080 per annum + VAT.

Service charge items include all external and structural repairs, refuse, gardening and maintenance, buildings insurance, cleaning of the common areas, electricity/lighting to common areas, water supply to kitchen and WCs in each unit. Electricity will be billed quarterly based on actual reads from sub-meters. Business rates, telephone, internet, contents insurance is the tenant's responsibility to arrange and pay.

## Rateable Value

The property has been entered into the 2023 rating, with a rateable value of £3,200. This will be increasing to £4,900 from 1<sup>st</sup> April 2026.

## Property Terms

Each property is available to be let on a new flexible lease which only requires a commitment of six months after which the tenant can serve one months' notice at any time to terminate the agreement.

## Planning

The premises benefit from B1/E class use.

## Viewing

For further information please contact sole agents Hindwoods on 0208 858 9303.

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