

# CENTRAL COURT

ORPINGTON BR6 0JA

Newly refurbished office accommodation in Orpington town centre. Office suites available:

1,059 sq ft | 1,757 sq ft | 2,761 sq ft | 4,062 sq ft | 4,624 sq ft | 7,674 sq ft | 15,348 sq ft | 23,023 sq ft

# DESCRIPTION

Central Court comprises a 67,000 sq ft office building arranged over four floors in a 'U' shape configuration around an attractive garden for sole use of the tenants.

The common parts are undergoing a comprehensive refurbishment to include a remodelled reception with new communal workspaces and breakout areas.

The building benefits from an excellent town centre **car parking ratio of 1:448 sq ft.**



# ACCOMMODATION

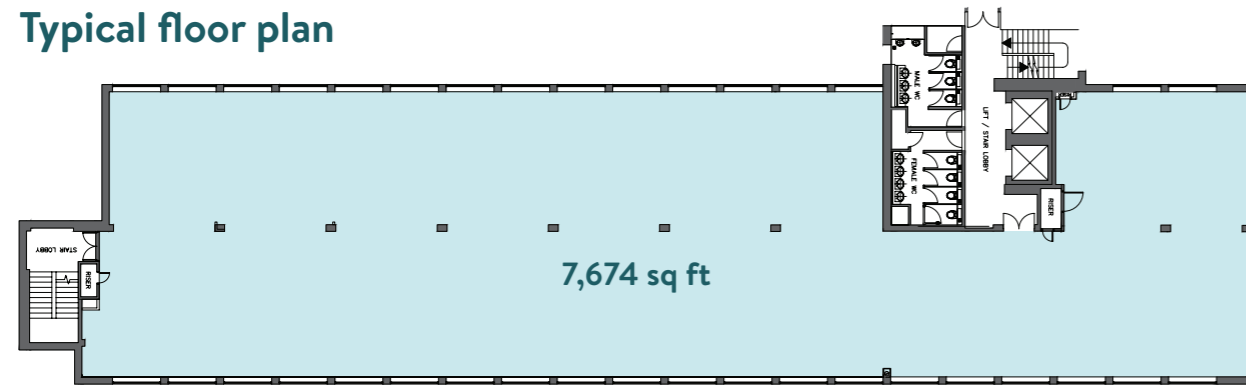
The available accommodation is 23,023 sq ft over second, third and fourth floors in the south block of the building.

The available office floors offer flexible open plan space with excellent natural light and suites available in a variety of sizes ranging from 1,059 to 23,023 sq ft.

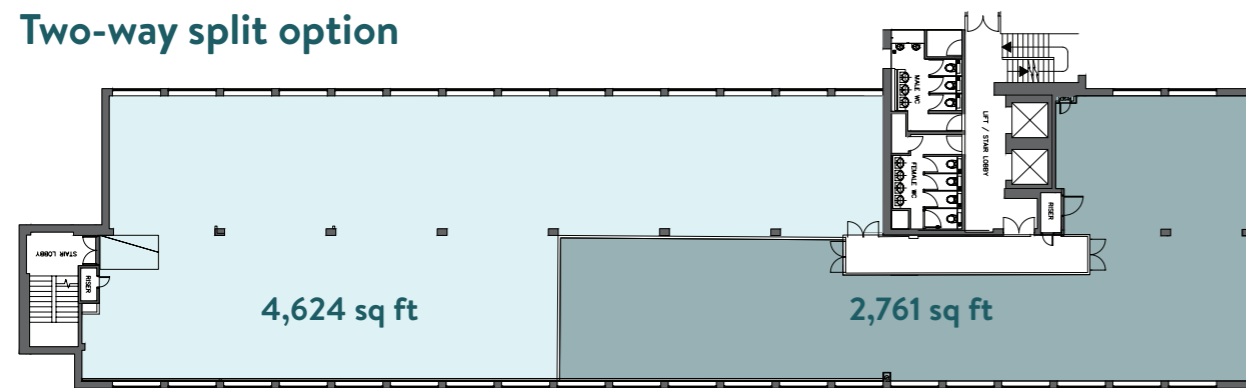
Floor	Area (sq ft NIA)	Area (sq m NIA)
Fourth	7,674	713
Third	7,674	713
Second	7,674	713
<b>Total</b>	<b>23,023</b>	<b>2,139</b>

Floor areas to be confirmed

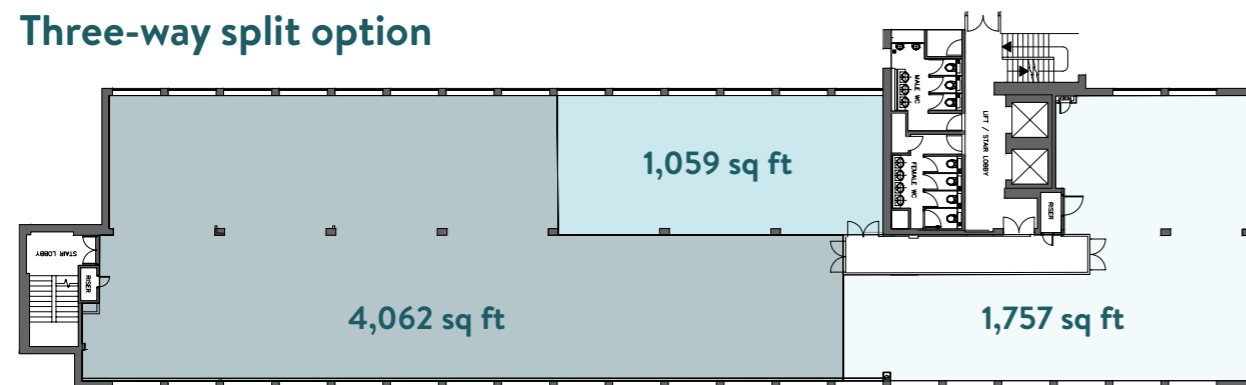
## Typical floor plan



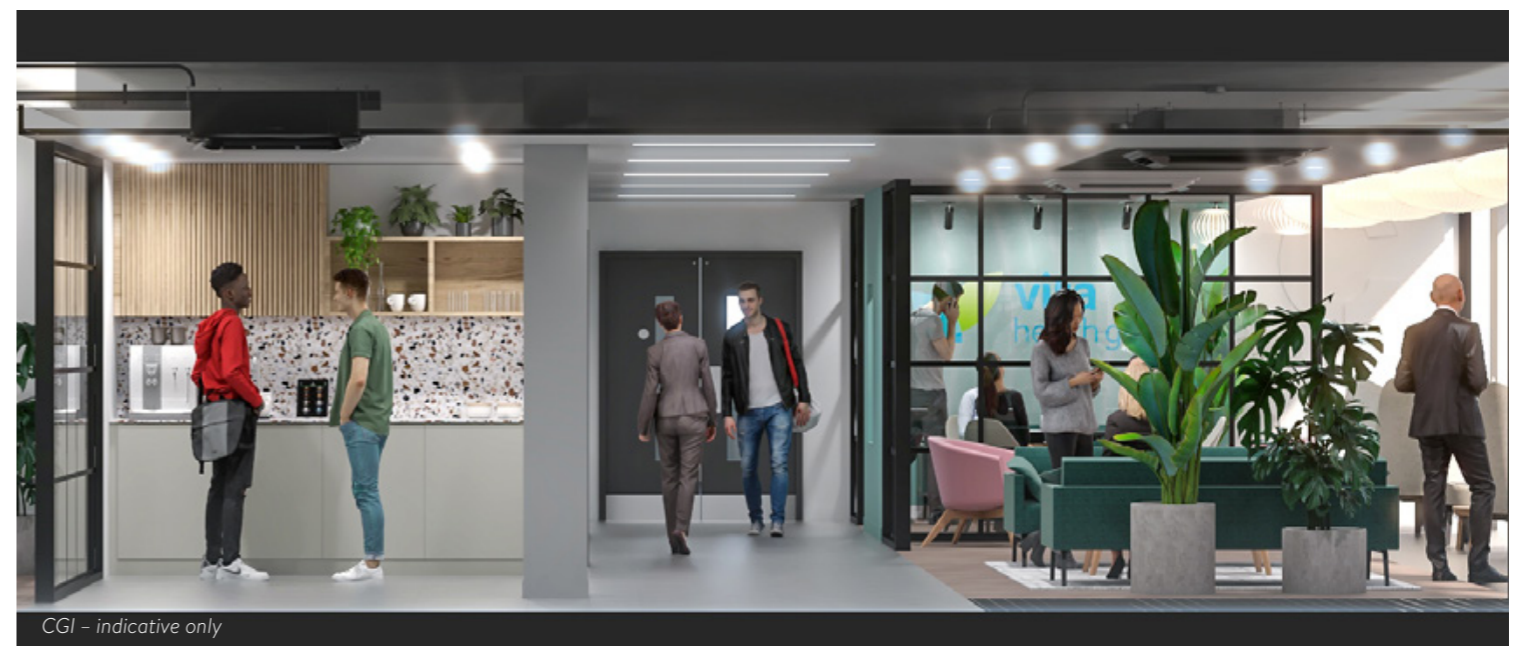
## Two-way split option



## Three-way split option



Not to scale. For indicative purposes only.



- EPC A anticipated (to be obtained)
- Air-conditioning & perimeter heating
- 4 10-person, 800 KG lifts
- Floor to ceiling heights of c.2.6m
- Remodelled reception
- Full access raised floors
- Secure cycle storage provision
- Flexible, easily divisible floorplates
- WCs on all floors & disabled on ground and first
- Recessed lighting LED panels

# LOCATION

Central Court is prominently located at the heart of Orpington Town Centre. It is situated on Knoll Rise which is directly off the High Street next to its junction with the A232 Spur Road. This leads to Orpington Railway Station and Croydon Town Centre.

The property lies adjacent to Tesco's mixed-use development constructed in 2009 for £43.5 million comprising a Tesco Extra store, 73 apartments, a multi-storey car park and a medical facility.

Orpington is an affluent residential location with expansive public spaces with the benefit of a lively high street offering many retail and leisure amenities which are all within walking distance of the property. High street retailers/restaurants include Pizza Express, Tesco, Boots, WH Smith and Sainsbury's.

The Walnuts Shopping Centre is located within 5 minutes' walk of the property down the High Street. Following its recent purchase by Tikehau Capital and Rob Tincknell's urban regeneration specialist Areli Real Estate, investment into the scheme is expected to act as a catalyst for future regeneration across the Town Centre.

<b>17 mins</b>	<b>21 mins</b>	<b>26 mins</b>	<b>31 mins</b>	<b>39 mins</b>
LONDON BRIDGE	WATERLOO EAST	CHARING CROSS	CANNON STREET	LONDON VICTORIA



# CONTACT

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