

# BROMLEY

27 LONDON ROAD

BR1 1DG

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**TO LET - GROUND FLOOR OFFICE SUITE - PROMINENT POSITION  
APPROX 2,750 SQ.FT (255.48 SQ.M) WITH CAR PARKING**

## Location

Bromley is a major district center situated some ten miles to the Southeast of Central London, with two mainline railway stations offering frequent services to central London. The town offers comprehensive shopping, leisure, retail and catering activities.

The property is situated at the Northern end of the Town Centre in a prominent position fronting the A21, within a mixed retail and office area.



Archive photo

## Description

Comprises a self-contained ground floor office suite offering a mixture of open plan, cellular offices/ meeting rooms all arranged within a detached office building arranged on ground and two upper floors currently being refurbished and converted to provide luxury flats. The offices are fitted to provide kitchenette, disabled persons' cloakroom/ WC. There is a mixture of carpeting and floor coverings plus air conditioning. Private car parking is provided to the rear (5 spaces – part tandem pattern).

## Accommodation

(with approximate floor area)

**Office:**

**Floor Area Approx    2750 sq.ft    (255.48 m2)**

**Features:** (all untested)

- Carpet/ floor coverings
- Kitchenette
- Ladies' and Gent's cloakroom/ WC's
- PRIVATE CAR PARKING 5 spaces (tandem pattern)
- Air conditioning
- Private Disabled Persons' cloakroom/ WC
- Glass panelled private offices
- Window blinds
- Staff room
- Disabled persons access ramp

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: 4561

## Terms

To be let upon a full repairing and insuring lease at terms to be agreed. Our clients reserve the right to grant a new lease outside of the Landlord & Tenant Act 1954 (as amended).

**Rent - £60,000 per annum exclusive.**

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £15,283.00 (2016/17 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

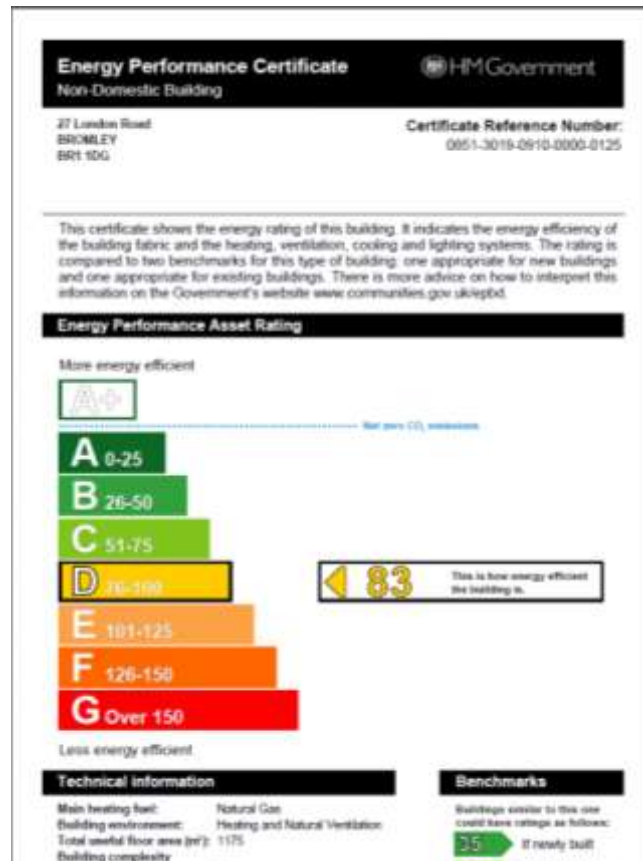
## Vat

We have been advised by our clients that VAT will **NOT** be payable upon the rental under current legislation.

## Service Charge

A service charge will be levied to cover the cost of the repair, decoration, maintenance, management of the common parts and structure plus buildings insurance. Full details awaited.

## Commercial Energy Performance Certificate



## Viewings

**Strictly** by prior appointment via Linays Commercial Limited.



Contact:

Adrian Tutchings  
Mandeep Cheema

Email:

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mc@linays.co.uk

## Notes

Our clients will consider adaption and changes to the layout of the property subject to agreement of suitable rental terms.

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