

BROMLEY

YEOMAN'S COURT, MASONS HILL

BR2 9HT

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – GROUND AND SECOND FLOOR OFFICES WITH PARKING
450 SQ FT (41.81 M²) – 4,310 SQ FT (400.41M²)**

Location

The property is situated in a prominent position fronting the A21 which provides Trunk Road access to the M25 at Junction 4. Bromley South railway station is approximately half a mile from the premises and offers regular services to Central London. Surrounding occupiers include a mixture of residential, office and retail users. Bromley offers a range of popular shopping facilities including the Glades Shopping Center and a pedestrianized High Street.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor Suites:	442 sq.ft.	(50.46m ²)
	1,333 sq.ft.	(123.83 m ²)
Second floor:	2,535 sq ft	(235.51m ²)
Total Floor area:	4,310 sq ft	(155.15m²)

Description

Detached self-contained building providing high specification office space arranged on ground and three upper floors with the benefit of private car parking.

Available office space is arranged across ground and second floor level and is compliant with the Disabled Discrimination Act 1995.

Space is available as a whole or each floor can be offered in isolation. The ground floor is currently divided into two units which our client will consider letting separately – subject to terms.

Features & Amenities

(All untested)

- Private Car Parking
- Passenger Lift
- Raised Access Floors
- Suspended Ceiling with Cat II Lighting
- Category II lighting
- Phone Entry System
- Kitchen and W/C's to Each Floor

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/Lessees 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/Lessees 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: TA/4721

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£27.50 per sq.ft. exclusive**.

Service Charge

TBA

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are;
Ground floor £13,531.75
Second floor £19,519.25
(2017/18 assessment).
Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental under current legislation, however the landlord reserves the right to elect.

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building



Ground & 2nd Floor
Yeomans Court
135 Masons Hill
BROMLEY
BR2 9HT

Certificate Reference Number:
0212-0334-6219-9792-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 49 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 384
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 31.72
Primary energy use (kWh/m² per year): 187.62

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
82 If typical of the existing stock

Viewings

Available by prior appointment with Linays Commercial Limited and Michael Rogers.



Adrian Tutchings
Mike Lewis

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