

Foresters House

2 Cromwell Avenue, Bromley, BR2 9BF

Modern Office Accommodation at the Heart of Bromley South



Private car parking



3-minute walk to Bromley South Rail Station



Passenger lift



Staffed reception area



Air conditioning



Modern kitchenette and WC facilities



Location

Foresters House is situated within the heart of Bromley Town Centre, adjacent to the A21, providing Trunk Road access to the M25 at Junction 4.

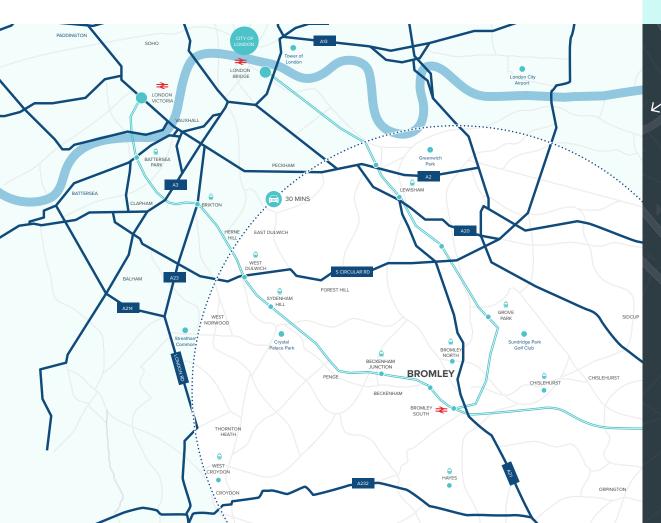
Bromley offers a range of popular shopping facilities including the Glades Shopping Centre and High Street with numerous national tenants including M&S, Waitrose, Pret, Gail's Bakery and Wagamama. BR2 9BF

WHAT3WORDS: ///SNAP.DENY.MIMIC minute walk to Waitrose



24 minutes to M25 (J4)



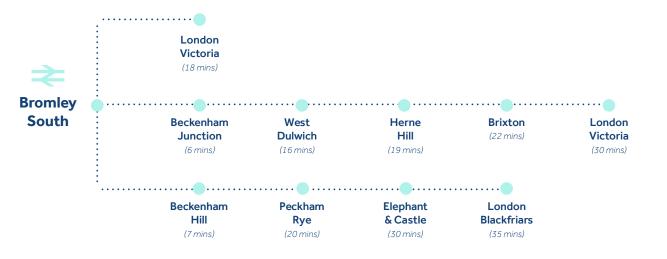




Transport & Connectivity

Foresters House benefits from fantastic transport connections, Bromley South Railway Station is situated within close proximity, (3 minute walk), offering frequent and direct services to London Victoria (18 minutes), Blackfriars and Sevenoaks via Thameslink.

Local bus routes provide regular, direct links to surrounding areas including Croydon, Beckenham, Sydenham, Orpington, Chislehurst and Sidcup.





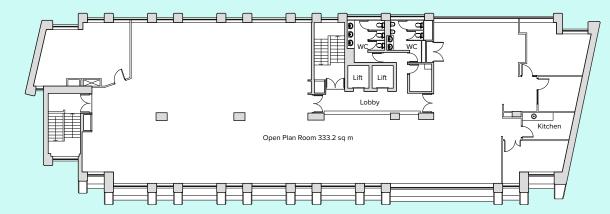
Description

Foresters House comprises a prominent, detached office building providing 19,326 sq ft of high-quality office accommodation arranged over 5 floors, with the benefit of private car parking and a staffed, double-height reception area.

The subject accommodation comprises the entirety of the 4th floor, with the benefit of air conditioning, kitchenette areas plus modern ladies and gents WC facilities.

Fourth Floor Plan

Foresters^y Financial



Accommodation

Fourth Floor:

4,436 sq ft 412.10 sq m

(approximate dimensions and floor areas – Net Internal Area)



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Terms

The premises are available to let on the basis of a new, effectively full repairing and insuring lease for a term of years to be agreed. **Guide Rent: £25.00 per sq ft.**





FH

Foresters House

Board Room

The building includes a modern, private boardroom at ground floor level which shall be made available to the Tenant on an hourly basis by way of separate negotiation.

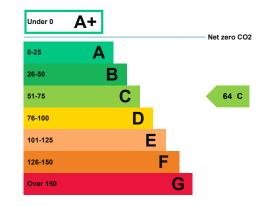
Service Charge

A service charge is levied in respect of the management, maintenance and repair of the common parts. Full details are available upon request.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBC. Interested parties are strongly advised to check the actual rates liability with the local authority directly.

EPC



For further details or to arrange a viewing, please contact the sole agents.



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