

# BROMLEY

1<sup>ST</sup> FLR, 129 BURNT ASH LANE

BR1 5AJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET - OFFICE / CLASS E USE PREMISES – 10,879SQ.FT / 1010SQ.M**




## Location & Description

Bromley is a densely populated suburb within the London Borough of Bromley, the largest borough in Greater London approximately 11 miles southeast of Central London situated between Chislehurst and Beckenham. In terms of accessibility, the property benefits from bus services on Burnt Ash Lane whilst Sundridge Park Station is located around 850m southeast of the site, a walk of circa 11 minutes. In addition, the area has good road communications with Baring Road (A2212) providing direct access to the A205 South Circular to the north. There are a range of retail, education and health services located on Burnt Ash Lane / Baring Road including supermarkets, pharmacies, a medical centre, restaurants/cafes and other retail uses. The parade benefits from roadside short term parking bays within close proximity.

The property comprises self-contained accommodation set out over first floor level within a purpose built two storey building forming part of the Lidl food stores. Access is via a private entrance from the pavement edge and internally the space is currently configured to provide a mixture of open plan and partitioned cellular offices, kitchen, staff break out areas and WC's.

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

Terms	Accommodation												
<p>The accommodation is available to let on the basis of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of <b>£150,000 (One Hundred and Fifty Thousand Pounds)</b> per annum exclusive.</p>	<p>Approx Net Internal Areas:</p> <table border="1" data-bbox="688 359 1500 527"> <thead> <tr> <th>Floor</th> <th>Sq.Ft</th> <th>Sq.m</th> </tr> </thead> <tbody> <tr> <td>First Floor:</td> <td>10,879</td> <td>1010</td> </tr> <tr> <td>WC's</td> <td></td> <td></td> </tr> <tr> <td><b>Total Net Internal Area:</b></td> <td><b>10,879 sq ft</b></td> <td><b>1010 sq m</b></td> </tr> </tbody> </table>	Floor	Sq.Ft	Sq.m	First Floor:	10,879	1010	WC's			<b>Total Net Internal Area:</b>	<b>10,879 sq ft</b>	<b>1010 sq m</b>
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Rating Assessment	Commercial Energy Performance Certificate												
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £103,740.00 (2024/25 assessment).</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>													
VAT													
<p>The property is elected for VAT which is due payable on rental amounts.</p>													
Planning	Viewings												
<p>Class E of the Town &amp; Country Planning Use Classes Order allows for the premises to be occupied for the purposes of financial/professional services, light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. All uses are subject to Landlords consent.</p>	<p>Available by prior appointment with Linays Commercial Ltd.</p> <p><b>Contact:</b> Mandeep Cheema      <b>Email:</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>												