

Ref: AK/0:3383



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent, BR5 1NA
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TO LET

**FIRST FLOOR OFFICES
WITH 8 CAR PARKING SPACES
PLUS THIRD FLOOR FLAT
OFFICES approx. 7,025 sq.ft.. (652.87m²)
FLAT approx. 668 sq.ft. (62.06m²) gross internal
PRIME CENTRAL OFFICE LOCATION**



WELLS HOUSE, ELMFIELD ROAD, BROMLEY BR1 1LT

LOCATION:

The premises are located within a few minutes walk of Bromley South Mainline Railway Station which provides excellent rail links to Central London and the South Coast. The property is also situated within a few minutes walk of the Town Centre with excellent leisure and shopping facilities at The Glades. The M25 orbital motorway is approximately some 7 miles to the East. Elmfield Road is regarded as Bromley's premier office area.

DESCRIPTION:

Wells House is a prominent multi let office building constructed during the early 1980s. The common areas, including the reception space, have recently undergone extensive upgrading and refurbishment together with the external landscaping.

The available accommodation comprises the entire first floor offering principally open plan office space with some partitioned areas to private offices, communications room and file storage. The third floor flat has been used for many years as a storage facility.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

ACCOMMODATION: (with approximate dimensions and floor areas)

FIRST FLOOR OFFICE APPROX: 7,025 sq.ft. (652.87m²)

THIRD FLOOR FLAT APPROX: 668 sq.ft. (62.09m²)

Features (all untested) include:-

- **Comfort Cooling/Air conditioning**
- **Suspended Ceilings**
- **Fully carpeted**
- **Perimeter and underfloor trunking**
- **Two Passenger lifts**
- **Recently refurbished Ladies & Gents cloakrooms/wc's**
- **Recently upgraded Reception Area**
- **Housekeeper/Security Services**
- **8 secured car parking spaces**

TERMS:

The premises are held upon a full repairing and insuring Lease expiring March 2011 and is available by way of Assignment or Sub Letting.

RENT:

UPON APPLICATION

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the first floor office premises are £42,624 and the Flat: £3,019.20 (2007/2008 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

Each party is to be responsible for the payment of their own legal fees.

VAT:

We are advised by our clients that vat **will** be payable upon the rental agreed under current legislation.

VIEWING:

ONLY by arrangement with the Owner's Joint Agents:

LINAYS COMMERCIAL

Tel: 01689 875511

Attn: Mike Thompson

MICHAEL ROGERS

Tel: 01732 740000

Attn: Mike Lewis

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