

Ref: AGT/SG /0:3417

YEAR 1 RENT ONLY £100 PER WEEK FOR SUITE

**TO LET
FIRST FLOOR TOWN CENTRE OFFICE SUITES
WITH CAR PARKING**

**ADJACENT SUITES EACH APPROX.
1125 sq.ft & 1125 sq.ft. Total Floor Areas (2250 sq.ft)
(104.51m² & 104.51m²) - (209.03m²)
(Basement Storage space available if required)**



27 LONDON ROAD, BROMLEY, KENT BR1 1DF

LOCATION: Situated at the northern end of Bromley Town Centre within a building having the benefit of a prominent frontage to London Road (A21) close to the junction with Tweedy Road. The surrounding buildings comprise a mixture of retail units and modern office buildings and the premises are only a short distance from Bromley Magistrates Court.

DESCRIPTION: Comprises two adjoining first floor office suites. Each suite has the benefit of gas central heating, private kitchen, carpets/floor coverings, CAT II Lighting, window blinds, air conditioning and offer principally open plan offices with 2 private offices.

Features include (all untested)

- **Suspended ceilings with Category II lighting,**
- **Air conditioning**
- **Window blinds**
- **Carpets/floor coverings**
- **Allocated car parking spaces to the rear**
- **Private kitchen facilities**
- **Redecorated**

ACCOMMODATION:

(with approximate floor areas)

FIRST FLOOR (FRONT)

SUITE 1: 1125 sq.ft. (104.51m²)

FIRST FLOOR (REAR)

SUITE 2: 1125 sq.ft. (104.51m²)

TOTAL FLOOR AREA APPROX. 2,250 SQ.FT.(209.03M²)

TERMS:

To be let upon a full repairing and insuring lease(S) at terms to be agreed for a minimum term of three years. Revised terms available for shorter term Lease(s).

RENT:

SUITES 1 & 2:

Year 1 rental only £100 per week exclusive (£5,200 pax) rising in years 2 and 3 to only £225 per week exclusive £11,700 per annum exclusive (per suite).

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the annual rates payable on the premises are as follows:-

SUITE 1: £5,278.50 (2010/2011 Assessment)

SUITE 2 £5,278.50 (2010/2011 Assessment)

Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

SERVICE CHARGE:

A service charge is levied to cover the cost of the repair, maintenance, management, heating and cleaning of the common parts and structure. The current estimated service charge is as follows:-

SUITES 1 & 2: £1,600 per Quarter (each Suite)

LEGAL COSTS:

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

VAT:

We are advised by our clients that VAT will **not** be payable upon the rental under current legislation.

VIEWING:

**STRICTLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511**

NOTE:

Basement storage space available if required at terms to be agreed.

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

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