

Ref: AGT/tah/0:3505

**INCLUSIVE RENTAL ONLY £200 PER WEEK**



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,  
Orpington, Kent. BR5 1NA  
Tel: 01889 875511 FAX: 01889 831416  
Email: [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)  
Web: [www.linays.co.uk](http://www.linays.co.uk)

**TO LET**  
**FIRST FLOOR OFFICE ACCOMMODATION**  
**ADJACENT TO BROMLEY NORTH RAILWAY STATION**  
**APPROX 685 Sq.ft (63.64m<sup>2</sup>)**  
**FLEXIBLE INCLUSIVE LEASE TERMS AVAILABLE**



**6 SHERMAN ROAD, BROMLEY BR1 3JH**

**LOCATION:**

Situated in a central position close to Bromley North Station.

**DESCRIPTION:**

Comprises a section of the first floor of this modern office building adjacent to Bromley North Railway Station. The offices offer a private Reception Lobby, Boardroom/Office and open plan office area. In addition to the office space there is an adjoining shared staff area plus private ladies and gents cloakroom/Wc's and kitchenette.

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



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**ACCOMMODATION:**

(with approximate dimensions and floor areas)

Reception Lobby 16'0" x 4'4" (4.88m x 1.32m)

Private Office/Boardroom 16'3" x 8'6" (4.95m x 2.61m)

Open plan office 30'1" x 16'0" (9.17m x 4.88m)

**OFFICE FLOOR AREA approx. 685 sq. ft. (63.64m<sup>2</sup>)**

**Features (all untested)**

- Gas fired central heating
- Suspended ceilings
- Florescent lighting
- Carpets / floor coverings
- Window blinds
- Shared burglar alarm system
- Audio entry phone system
- Kitchenette
- Shared staff area

**TERMS:**

The premises are to be let on an all inclusive basis at an initial rental of only £200 per week inclusive (£10,400 per annum inclusive). **Inclusive of all utility costs and business rates.** Our clients are willing to offer flexible lease terms by negotiation.

**RATES PAYABLE:**

**Included within the aforementioned rental.**

**LEGAL COSTS:**

The ingoing tenant is to be responsible for the payment of both parties 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**

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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