

# BROMLEY

YEOMAN'S COURT, MASONS HILL

BR2 9HT

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – FIRST, SECOND AND THIRD FLOOR OFFICES WITH PARKING  
1,431 SQ FT (132.94 M<sup>2</sup>) – 6,535 SQ FT (607.12 M<sup>2</sup>)**

## Location

The property is situated in a prominent position fronting the A21 which provides Trunk Road access to the M25 at Junction 4. Bromley South railway station is approximately half a mile from the premises and offers regular services to Central London. Surrounding occupiers include a mixture of residential, office and retail users.

Bromley offers a range of popular shopping facilities including the Glades Shopping Center and a pedestrianized High Street.



## Accommodation

(IPMS 3 – with approximate dimensions and floor areas)

### Available separately or combined:

First Floor:	2,755 sq.ft.	(255.95 m <sup>2</sup> )
Second Floor:	2,349 sq ft	(218.22 m <sup>2</sup> )
Third Floor:	1,431 sq.ft	(132.94 m <sup>2</sup> )
<b>Total Floor area:</b>	<b>6,535 sq ft</b>	<b>(607.12 m<sup>2</sup>)</b>

## Description

Detached self-contained building providing high specification office space arranged on ground and three upper floors with the benefit of private car parking.

Available office space is arranged across first, second and third floor levels with such available as a whole or each floor can be offered in isolation.

## Features & Amenities

(All untested)

- Private Car Parking
- Passenger Lift
- Raised Access Floors
- Suspended Ceiling
- Phone Entry System
- Kitchen and W/C's to Each Floor

DETAILS AMENDED 25/06/2020

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

Ref: MC/4610

## Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£27.50 per sq.ft. exclusive**.

## Service Charge

A service charge is levied in respect of the management, maintenance and repair of the common parts and structure. Details available on request.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are:

First Floor: TBC  
Second Floor: TBC  
Third Floor: £12,474

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## VAT

We have been advised by our clients that VAT **will** be payable upon all rental amounts.

## Commercial Energy Performance Certificate

### Energy Performance Certificate

Non-Domestic Building  
Ground & 2nd Floor  
Newmans Court  
135 Meville Hill  
BROMLEY  
BR2 9HT  
Certificate Reference Number:  
0212-0334-6219-9792-9008

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 384  
Building complexity (NDS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 31.72  
Primary energy use (kWh/m<sup>2</sup> per year): 187.62

#### Benchmarks

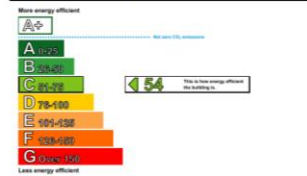
Buildings similar to this one could have ratings as follows:  
21 If newly built  
52 If typical of the existing stock

### Energy Performance Certificate

Non-Domestic Building  
Ground & 1st Floor  
Newmans Court  
135 Meville Hill  
BROMLEY  
BR2 9HT  
Certificate Reference Number:  
0820-1829-0314-6273-3096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 369  
Building complexity (NDS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 33.3  
Primary energy use (kWh/m<sup>2</sup> per year): 187

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
21 If newly built  
52 If typical of the existing stock

## Viewings

Available by prior appointment:



Adrian Tutchings  
Mike Lewis

[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)  
[mike.lewis@michaelrogers.co.uk](mailto:mike.lewis@michaelrogers.co.uk)



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