

BROMLEY

149A MASONS HILL

BR2 9HW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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01689 875 511

**TO LET – PROMINENT GROUND & FIRST FLOOR OFFICE BUILDING (A2)
APPROX 865 SQ FT (80.36M²)**

Location

Bromley is a popular London suburb located within the London Borough of Bromley, the largest borough in Greater London located approximately 11 miles south east of Central London.

Bromley South Railway Station is located approx. 650 yards (9-minute walk) from the subject property and such provides regular train service to London Victoria and London Blackfriars Station, with fastest journey times less than 20 minutes.

The property benefits from significant passing traffic and occupies a prominent position fronting the A21 (Masons Hill) which is the principal arterial route serving Bromley town centre.



Description

The premises are currently arranged to provide open plan office accommodation at ground and first floor level.

The office space is finished to a high specification to include floor coverings (wooden laminate to ground floor, carpet to first floor), feature spotlighting, fitted kitchenette and gas fired central heating.

The front forecourt area provides one car parking space.

Accommodation

The following approximate gross internal floor area;

Ground Floor:	497 sq ft	(46.16 sq m)
First Floor:	368 sq ft	(34.22 sq m)
WC	-	-
Total Floor Area	865 sq ft	(80.36 sq m)

Features


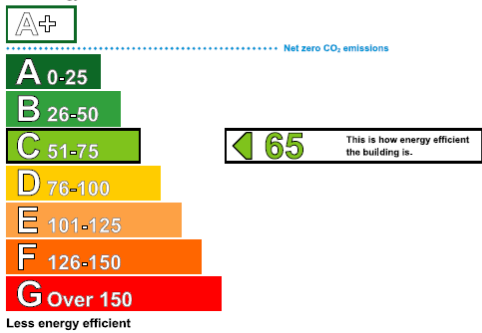

(Untested)

- Carpets/floor coverings
- Feature spotlights
- Allocated car parking space
- Perimeter trunking
- Data points
- Kitchenette

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/Lesseees 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/Lesseees 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	Commercial Energy Performance Certificate														
<p>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 £19,000 per annum exclusive.</p>	<div data-bbox="792 304 1409 430"> <p>Energy Performance Certificate  Non-Domestic Building</p> <p>149a Masons Hill BROMLEY BR2 9HW</p> <p>Certificate Reference Number: 0230-5903-0371-8690-3014</p> </div> <hr/> <p>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 <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.</p> <div data-bbox="792 615 1409 997"> <p>Energy Performance Asset Rating</p> <p>More energy efficient</p>  <p>Net zero CO₂ emissions</p> <p>◀ 65 This is how energy efficient the building is.</p> <p>Less energy efficient</p> </div> <div data-bbox="792 1010 1409 1186"> <table border="0"> <thead> <tr> <th data-bbox="792 1010 1177 1035">Technical Information</th> <th data-bbox="1177 1010 1409 1035">Benchmarks</th> </tr> </thead> <tbody> <tr> <td data-bbox="792 1045 1177 1066">Main heating fuel: Natural Gas</td> <td data-bbox="1177 1045 1409 1087">Buildings similar to this one could have ratings as follows:</td> </tr> <tr> <td data-bbox="792 1066 1177 1087">Building environment: Heating and Natural Ventilation</td> <td data-bbox="1177 1087 1409 1129">20 If newly built</td> </tr> <tr> <td data-bbox="792 1087 1177 1108">Total useful floor area (m²): 88</td> <td data-bbox="1177 1129 1409 1171">59 If typical of the existing stock</td> </tr> <tr> <td data-bbox="792 1108 1177 1129">Assessment Level: 3</td> <td></td> </tr> <tr> <td data-bbox="792 1129 1177 1150">Building emission rate (kgCO₂/m² per year): 73.51</td> <td></td> </tr> <tr> <td data-bbox="792 1150 1177 1171">Primary energy use (kWh/m² per year): 422.5</td> <td></td> </tr> </tbody> </table> </div>	Technical Information	Benchmarks	Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:	Building environment: Heating and Natural Ventilation	20 If newly built	Total useful floor area (m ²): 88	59 If typical of the existing stock	Assessment Level: 3		Building emission rate (kgCO ₂ /m ² per year): 73.51		Primary energy use (kWh/m ² per year): 422.5	
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<p>Planning</p>															
<p>We understand that the property currently falls within an A2 use class.</p>															
<p>Rating Assessment</p>															
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are: £5,166 (2019/20 assessment).</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>															
<p>VAT</p>	<p>Viewings</p>														
<p>We have been advised by our clients that VAT will not be payable upon the rental under current legislation.</p>	<p>Available by prior appointment with Linays Commercial Limited</p> <div data-bbox="933 1402 1214 1600">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div>														
<p>Notes</p>															
<p>Our client is willing to include the existing furniture as part of the letting, by way of separate negotiation.</p>	<p>Contact: Toby Allitt Mandeep Cheema</p> <p>Email: ta@linays.co.uk mc@linays.co.uk</p>														