

BROMLEY

LINDEN HOUSE, 153-155 MASONS HILL
BR2 9HY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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LEASE AVAILABLE – FIRST FLOOR OFFICE SUITE – 4,777 SQ.FT (443 SQ.M)



Location & Description

Bromley is a major district centre situated approx. ten miles to the south east of central London, with two mainline railway stations offering frequent services to central London. The town is well served for road transport and situated at the junction of the A21 providing access to Central London and the A222 and A2212 trunk roads, approximately 10 miles west of junctions 3 and 4 of the M25.

Linden House is situated in a prominent position fronting the A21 close to the junction with Kentish Way and Homesdale Road. Bromley South Railway Station is eight minutes' walk and provides direct access to London Victoria, London Blackfrairs and Sevenoaks. Amenities close by including cafes/coffee shops, supermarkets and public houses.

The available accommodation is located at first floor level. Access is via a communal ground floor manned reception with passenger lift and stairs. The accommodation is currently arranged to provide open plan office space with four private offices and a meeting room at the perimeter. The accommodation benefits from good levels of natural light and features include air conditioning, gas central heating, kitchenette, perimeter network/data points, raised floors and ladies and gents WC's. Floor plans available on request.

Twelve allocated car parking spaces are provided at the rear of the building accessed via Wimpole Close.

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

Terms

Available by way of lease assignment. The premises are held upon an existing Full Repairing and Insuring lease expiring on 16th July 2023 at a rental of **£104,500 (One Hundred and Four Thousand Five Hundred Pounds)** per annum exclusive. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended). A copy of the lease is available on request.

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rateable value for 2020/21 is £73,500. Interested parties are **strongly** advised to check the actual rates liability with the local authority.

VAT

We are advised by our clients that VAT **will** be payable on the rental amount under current legislation.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure. Full details awaited.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



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Certificate Reference Number:
0723-7398-7230-9900-4003

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.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **70**

This is how energy efficient the building is.

..... Net zero CO₂ emissions

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	2882
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	45.5
Primary energy use (kWh/m ² per year):	265.74

Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

56 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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