

LINAYS
COMMERCIAL

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01689 875 511



BROMLEY

140-144 HIGH STREET, BR1 1EZ

TWO NEWLY REFURBISHED OFFICES TO LET

2,372SQ.FT / 220SQ.M & 1,870SQ.FT/ 173.73SQ.M

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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 its employees has any authority to make or give further representations or warranties to the property.



LOCATION/ DESCRIPTION

Bromley is located to the South East of Central London. The town is well served for road transport with the M25 London orbital and the M20 within 15 minutes' drive.

The town is popular with commuters and Bromley South Railway Station is located approx. 100m away providing rail connections to London Victoria, Cannon Street, Charing Cross and London Bridge.

The available accommodation is located at second and third floor levels. Both suites have been refurbished to a high standard throughout to provide a large open plan area. Features include air conditioning, passenger lift, double glazing, perimeter and underfloor trunking for mains power and suspended ceilings with LED lighting.

ACCOMODATION

(areas are measured to IPMS 3 office)

Floor Area	Sq.Ft.	M ²
Second Floor	2372	220
Third Floor	1870	173

Available separately or combined

LEASE

The premises are to be let on the basis of a new effectively full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of **£Upon Application** per annum exclusive payable quarterly in advance.

ASSESSMENTS

We understand from the Valuation Office Agency (VOA) that the premises are awaiting assessment. Prospective tenants should contact the London Borough of Bromley Business Rates Department for more information.

EPC

Details available on request.

VAT

VAT is applicable on rental amounts.

SERVICE CHARGE

Details available on request.

USE

The property can be used for any use within Class E (Business).

VIEWINGS

By appointment via joint letting agents Linays Commercial and Michael Rogers.



Mandeep Cheema
Tel: 07436548412
Email: mc@linays.co.uk



Mike Lewis
Tel: 01732 740 000
Email: mike.lewis@michaelrogers.co.uk