

# BECKENHAM

1<sup>st</sup> FLOOR, 5 RECTORY ROAD

BR3 1HL

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – REFURBISHED 1<sup>ST</sup> FLOOR OFFICES/CLASS E USE PREMISES  
TOWN CENTRE LOCATION – FLOOR AREA 502 SQ.FT (46 SQ.M)**

## Location

Beckenham is a prosperous suburb located within the London Borough of Bromley approx. 8 miles South East of Central London and 4 miles North East of Croydon. The town is popular with commuters and Beckenham Junction Station is located approx. 30 meters away, directly opposite the property providing rail connections to London Victoria, London Bridge and southbound to Orpington. The property occupies a prime and central position between the junctions with High Street (A222) and Albemarle Road.

## Description

The premises comprise 1<sup>st</sup> floor accommodation within a four storey building accessed via a shared entrance from the pavement edge. Internally, the space is arranged to provide two private offices which could be adapted to meet the requirements of an occupier. Features include kitchen/staff room, electric heating, double glazing, WC and carpeting throughout. We believe the premises would be suitable for a wide variety of business within Class E use.



## Accommodation

(with approximate dimensions and gross floor areas)

First Floor:	374sq.ft	34.71sq.m
Kitchen:	128sq.ft	11sqm.
<b>Total Floor Area:</b>	<b>502sq.ft</b>	<b>46sq.m</b>

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

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£10,000 (Ten Thousand Pounds)** per annum exclusive, payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £3,551.18 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley.

## Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1<sup>st</sup> September 2020 which allows for the premises to be occupied for the purposes of business space, financial/professional services, or light assembly work, clinic, health centre and several other uses. Consent may be required for any alterations (eg ventilation).

## Commercial Energy Performance Certificate

## Viewing

Available by prior appointment via sole agents:



### Contact:

Toby Allitt  
Mandeep Cheema

### Email:

[ta@linays.co.uk](mailto:ta@linays.co.uk)  
[mc@linays.co.uk](mailto:mc@linays.co.uk)