

BROMLEY

3rd FLOOR 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 – THIRD FLOOR OFFICE/LEISURE/MEDICAL ACCOMODATION
CLASS E USE – APPROX. 1,360 SQ FT (126.35 SQ M)**

Location

Bromley is a popular London suburb situated approximately 11 miles south-east of Central London. Bromley South Railway Station is approx. 0.5 km (8-minute walk) distant, providing regular services to London Victoria and London Blackfriars Station, with the fastest journey times less than 20 minutes.

The property occupies a prominent position fronting the A21 (Masons Hill) which is the principal arterial route serving Bromley Town Centre. Internally, the premises comprise open plan office space with private kitchenette and WC.



Description

The property comprises the third floor of a detached building providing high specification office space.

- Passenger Lift
- Raised Access Floors
- 1 Parking Space
- Suspended Ceiling
- Phone Entry System
- Kitchen and W/C

Accommodation

(IPMS 3 – with approximate dimensions and floor areas)

Open Plan Offices:	1,360 sq ft	(126.35 sq m)
Private Kitchenette:	-	-
1 Car Parking Space	-	-

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 rent of **£22.50 per square foot**.

DETAILS AMENDED 26/10/2021

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: TA/5262

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 TBC. 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

3rd Floor Yeomans Court 135 Masons Hill BROMLEY BR2 9HT		Energy rating B
Valid until 19 December 2026	Certificate number 9169-3072-0241-0301-2995	

Property type B1 Offices and Workshop businesses

Total floor area 206 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Viewings

Available strictly by prior appointment via Sole Agents:



Toby Allitt

ta@linays.co.uk

DETAILS AMENDED 26/10/2021

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