

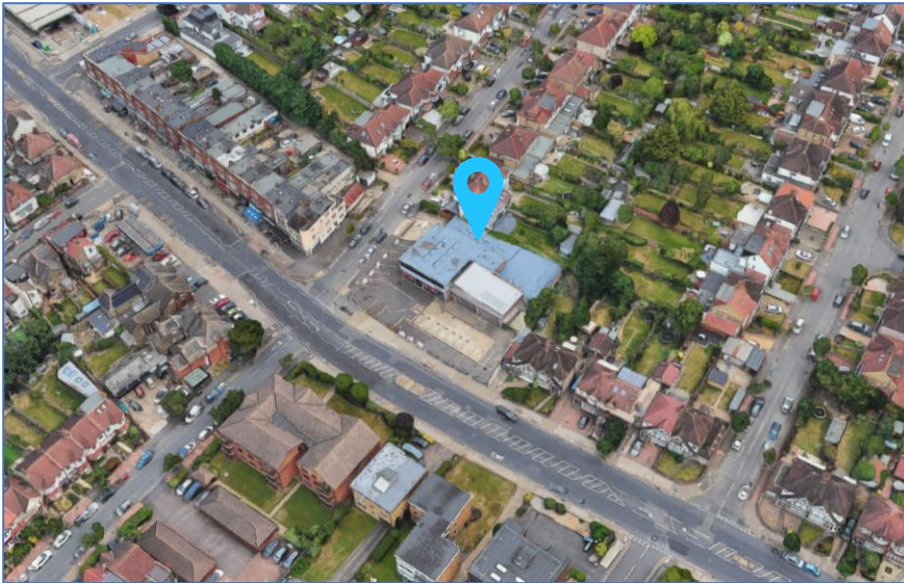


AVAILABLE TO LET 1969 SQ.FT/183 SQ.M

BECKENHAM BR3 3PT

FIRST FLOOR, 237A CROYDON ROAD

**PROMINENT SELF CONTAINED FIRST FLOOR BUSINESS SPACE
CLASS E PLANNING USE, FIVE ALLOCATED PARKING SPACES
WOULD SUIT A WIDE VARIETY OF OCCUPIERS INCLUDING
OFFICES, LEISURE, FITNESS AND MEDICAL/HEALTHCARE .**



LOCATION

Beckenham is a popular and busy town within the London Borough of Bromley situated adjacent to West Wickham and Penge. Central London is approx. 10 miles to the north west and Croydon approx. 5 miles to the south east. Beckenham Junction railway station is less than a mile away and provides services into Bromley and London Victoria. Various bus routes also pass directly by the property.

Croydon Road (A222) is a major thoroughfare with excellent levels of passing traffic in an established area for trade. The property occupies a prominent corner position at the junction with Bramerton Road. Beckenham Town Centre is approx. 700m away where occupiers include Odeon, Sainsburys, Starbucks, Boots, Pret a Manger and Nandos.

DESCRIPTION

The subject property comprises a detached two storey business unit of steel portal frame construction with glazed/metal cladding set beneath a flat roof. Access to the first floor is via a dedicated entrance from the front forecourt. Internally the accommodation is rectangular in shape and currently arranged to provide a central area with several partitioned meeting rooms at the permitter but could be easily adapted to offer open plan space with excellent levels of natural light. Externally the unit comes with the benefit of a dedicated car park to the side of the building with 5 spaces. The first floor has a ceiling height of 2.7 meters.

PLANNING

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of financial/professional services, light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. The above uses are all subject to Landlord's consent.

ACCOMODATION

The property comprises the following approximate floor areas:

Floor Area	Sq.Ft	Sq.M
First Floor	1969	183

VAT

The property is elected for VAT.

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 commencing rent of **£35,000 (Thirty Five Thousand Pounds)** per annum exclusive.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £TBA (2023/2024 assessment). Interested parties are strongly advised to check the actual rates liability with The London Borough of Bromley Business Rates department.

EPC

Energy Rating – Awaited.

VIEWINGS

Available by prior appointment via sole letting agents, Linays Commercial.

Contact:
Mandeep Cheema
mc@linays.co.uk

