BROMLEY

REGENCY HOUSE, 33-39 FARWIG LANE

BR1 3RE

TWO STOREY SELF CONTAINED OFFICE/WAREHOUSE PREMISES
12 PARKING SPACES – 6731SQ.FT (625SQ.M)

Location / Description

Bromley is a popular London suburb located within the London Borough of Bromley, the largest Borough in Greater London situated approx. 11 miles south east of Central London. The property is on Farwig Lane, close to the junction with A21 London Road and within close proximity to Bromley Town Centre. Surrounding occupiers include HSS Hire, Howdens Joinery and Co-op.

The premises are set out over ground and first floor level within a self-contained building with rear yard/parking areas providing access to warehouse space. Internally, the accommodation is arranged to provide a mixture of open plan and partitioned offices at ground and first floor. Warehouse/storage space is available at ground floor. Features include suspended ceilings with integrated lighting, air conditioning and passenger lift.

Accommodation

Total Internal Areas: (Net)

Ground Floor Offices:	1966sq.ft	182sq.m
Warehouse:	1386sq.ft	128sq.m
First Floor Offices:	3379sq.ft	313sq.m
Total Area:	**6731sq.ft**	**625.3sq.m**

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 **£125,000 (One Hundred and Twenty Five 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 premises are £56,112.00 (2023/24). Prospective tenants should contact the London Borough of Bromley Business Rates Department.

VAT

We are advised that the property is **not** elected for VAT.

EPC

Regency House
33-49, Farwig Lane
BROMLEY
BR1 3RE

Energy rating

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Valid until	Certificate number
20 March 2027	**0898-9773-4730-4000-1303**

Viewings

Available by prior appointment via sole agents Linays;

Contact: Email:
Adrian Tutchings   commercialproperty@linays.co.uk