

# BROMLEY

FORESTERS HOUSE, 2 CROMWELL AVENUE

BR2 9BF

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – MODERN 4<sup>TH</sup> FLOOR OFFICE ACCOMODATION WITH PARKING  
PROMINENT, TOWN CENTRE OFFICE BUILDING – 4,436 SQ FT (412.10 M<sup>2</sup>)**

## Location

Foresters House is situated within the heart of Bromley Town Centre, adjacent to the A21, providing Trunk Road access to the M25 at Junction 4.

Bromley South Railway Station is situated within close proximity, (3-minute walk), offering frequent and direct services to London Victoria (18 minutes), Blackfriars and Sevenoaks via Thameslink.

Bromley offers a range of popular shopping facilities including the Glades Shopping Center and High Street.



## Description

Foresters House comprises a prominent, detached office building providing 19,326 sq ft of high-quality office accommodation arranged over 5 floors, with the benefit of private car parking and a staffed, double-height reception area.

The subject accommodation comprises the entirety of the 4<sup>th</sup> floor, with the benefit of air conditioning, kitchenette areas plus modern ladies and gents WC facilities.

## Accommodation

(with approximate dimensions and floor areas – Net Internal Area)

**Fourth Floor: 4,436 sq ft (412.10 m<sup>2</sup>)**


**Parking: 4 allocated spaces**

## Features & Amenities

- Private Car Parking
- Passenger Lift
- Staffed Reception Area
- Suspended Ceilings and Carpeted Floors
- Air Conditioning Units
- Modern Kitchenette and WC Facilities

Details prepared 07/11/2023. 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/5531

Terms	Commercial Energy Performance Certificate												
<p>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.</p> <p><b>Guide Rent: £25.00 per sq ft.</b></p>	<table border="1"><tr><td colspan="2" data-bbox="764 321 1256 527"><p>Foresters Holding (Europe) Ltd Forester House, 2 Cromwell Avenue BROMLEY BR2 9BF</p></td><td data-bbox="1256 321 1430 527"><p>Energy rating</p><p><b>C</b></p></td></tr><tr><td data-bbox="764 527 1097 627"><p>Valid until <b>20 January 2030</b></p></td><td colspan="2" data-bbox="1097 527 1430 627"><p>Certificate number <b>2711-3059-0607-0400-0795</b></p></td></tr><tr><td colspan="2" data-bbox="764 663 1097 699"><p><b>Property type</b></p></td><td data-bbox="1097 663 1430 699"><p>B1 Offices and Workshop businesses</p></td></tr><tr><td colspan="2" data-bbox="764 709 1097 745"><p><b>Total floor area</b></p></td><td data-bbox="1097 709 1430 745"><p>2,168 square metres</p></td></tr></table>	<p>Foresters Holding (Europe) Ltd Forester House, 2 Cromwell Avenue BROMLEY BR2 9BF</p>		<p>Energy rating</p> <p><b>C</b></p>	<p>Valid until <b>20 January 2030</b></p>	<p>Certificate number <b>2711-3059-0607-0400-0795</b></p>		<p><b>Property type</b></p>		<p>B1 Offices and Workshop businesses</p>	<p><b>Total floor area</b></p>		<p>2,168 square metres</p>
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Service Charge													
<p>A service charge is levied in respect of the management, maintenance and repair of the common parts. Full details are available upon request.</p>													
Rating Assessment	Viewings												
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are <b>TBC</b>.</p> <p>Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<p><b>Available strictly by prior appointment via Sole Agents:</b></p> <div data-bbox="935 1062 1263 1293"><p><a href="http://www.linays.co.uk">www.linays.co.uk</a> <b>01689 875 511</b></p></div> <p>Toby Allitt: <a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a> Mandeep Cheema: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>												
VAT													
<p>We have been advised by our clients that VAT <b>will</b> be payable upon all rental amounts.</p>													

DETAILS AMENDED 09/11/2023

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