

# BROMLEY

18 BLYTH ROAD

BR1 3RX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – PART GROUND FLOOR OFFICES WITH ALLOCATED PARKING  
USE CLASS B1/E – OFFICE/MEDICAL/LEISURE/EDUCATIONAL**

## Location

Bromley is a busy South London suburb, located approximately 10 miles south of Central London and 9 miles north of the M25 motorway at Junction 4.

Blyth Road is conveniently located a short distance from Bromley High Street, off London Road and Beckenham Lane and in close proximity to Bromley North (approx. 0.7 kilometers), Bromley South and Shortlands Railway Stations.



## Description

Comprises a detached three-story building with the available accommodation set out at ground floor (left) currently arranged to provide communal lobby, private entrance reception, offices/meeting rooms, ancillary staff areas, kitchen and WC's.

Features include gas central heating, perimeter trunking, fluorescent lighting, intercom entry system (all untested), 3 allocated parking spaces and an outdoor rear garden area.

## Accommodation

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

Total Internal Area: 1360 sq ft (126 sq m)

## 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 **£27,000 (Twenty Seven Thousand Pounds) per annum exclusive**.

Our clients require a rental deposit to be held throughout the term of the lease.

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.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £13,098.75 (2025/2026 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to pay their own legal fees in respect of this transaction.

## VAT

We have been advised by our clients that VAT **will not** be payable upon the rent under current legislation.

## Planning

We are advised that the subject premises falls under the new Class E user class. Suitable uses will include medical, offices, showroom and leisure.

Interested parties are advised to contact the London Borough of Bromley for further information.

We are advised that the first floor is let as a dental surgery and practice and the second floor comprises a residential flat.

## Commercial Energy Performance Certificate

THE SIGHT CENTRE  
18 BLYTH ROAD  
BROMLEY  
BR1 3RX

Energy rating

C

Valid until

21 October 2030

Certificate number

0508-0130-6002-1790-9996

Property type

B1 Offices and Workshop businesses

Total floor area

171 square metres

## Viewings

By prior appointment with agents:



Contact:  
Adrian Tutchings

Email:  
[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

## Service Charge

A service charge is levied to cover the cost of repair, decoration and maintenance of the common parts and structure. Full details are awaited.