

# WEST WICKHAM

1<sup>st</sup> & 2<sup>nd</sup> FLOORS, 38-40 HIGH STREET

BR4 0NJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR OFFICES/CLASS E USE PREMISES  
TOWN CENTRE LOCATION – FLOOR AREA 1541 SQ.FT (142 SQ.M)**

## Location

West Wickham is an affluent suburb located within the London Borough of Bromley and lies to the South West of Bromley and East of Croydon. The town is popular with commuters and West Wickham Railway Station is located approx. 0.5m away providing rail connections to London Cannon Street, Charing Cross and southbound to Hayes. The property is situated in a prime and central High Street position between the junctions with Kent Road to the West and Station Road (A214) to the East. Occupiers close by include Costa, WHSmith and Clarks Shoes.

## Description

The premises comprise 1<sup>st</sup> and 2<sup>nd</sup> floor accommodation accessed via an entrance from the pavement edge. Internally the 1<sup>st</sup> floor is arranged to offer a mixture of open plan and cellular space which can be adapted to meet the requirements of an occupier. The 2<sup>nd</sup> floor provides two further offices and kitchen. Features include gas central heating, ladies & gents WC's and carpeting throughout. We believe the premises would be suitable for a wide variety of business within Class E use.



## Accommodation

(with approximate dimensions and gross floor areas)

First Floor:	835sq.ft	77sq.m
Second Floor:	<u>706sq.ft</u>	<u>65sq.m</u>
WC		
<b>Total Floor Area (Gross):</b>	<b>1541sq.ft</b>	<b>142sq.m</b>

## 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 **£30,000 (Thirty 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 ground floor are £5292.00 (2026/27 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Planning

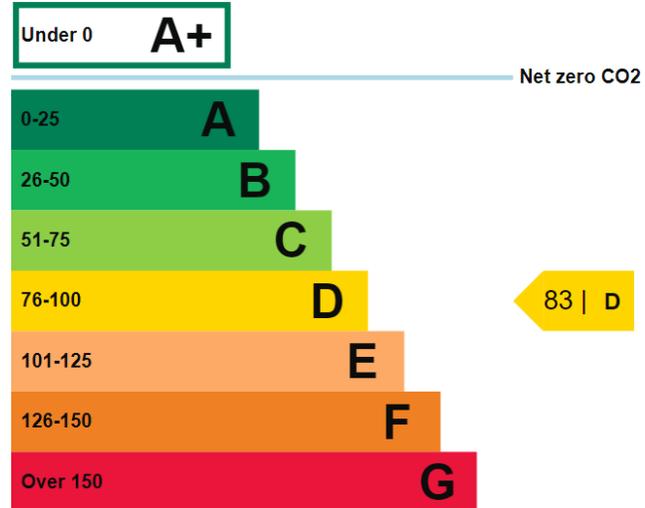
We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1<sup>st</sup> September 2020 which allows for the premises to be occupied for the purposes of business space, financial/professional services, or light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. Consent may be required for any alterations (eg ventilation & extraction).

## Viewing

Available via Linays Commercial Limited.  
 Contact: Mandeep Cheema      Email: mc@linays.co.uk

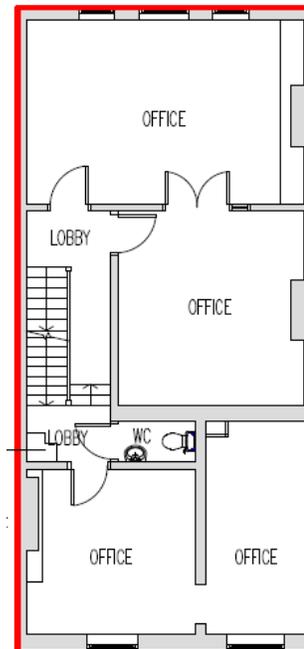
## Commercial Energy Performance Certificate

This property's current energy rating is D.



## Floor Plan

1<sup>st</sup> Floor:



2<sup>nd</sup> Floor:

