

TO LET

LEONARD HOUSE, 7 Newman Road, Bromley BR1 1RJ

Modern Town Centre Office Building – 2nd & 3rd Floor Space with Parking

3,424 sq ft (318.08 sq m) or 4,200 sq ft (390.2 sq m)

LINAYS
COMMERCIAL

www.linays.co.uk

01689 875 511

Leonard House, 7 Newman Road, Bromley BR1 1RJ

Modern Town Centre Office – 2nd & 3rd Floor Space

RENT | £22.50psf

LOCATION

Bromley is a major district centre offering excellent transport links, retail and leisure facilities. Leonard House is located at the northern end of Bromley town centre within 200 metres of Bromley North railway station. The town centre relief road (A21) is just off Newman Road allowing good access to Lewisham, Central London and the M25. Fast and regular services to London Victoria are available at Bromley South railway station with a journey time of approximately 15 minutes. Bromley North bus terminus is adjacent to the building.

ACCOMMODATION

2nd Floor : 4,200 sq ft (390.2 sq m)

3rd Floor : 3,424 sq ft (318.08 sq m)

Each floor is available separately or combined.

RATES

Rateable Value – To be advised.

We recommend interested parties make their own enquiries with Bromley Council.

SERVICE CHARGE

£4.95 psf

EPC

D-76

DESCRIPTION

Leonard House is a purpose built self-contained office building. The available office suites are situated on the second and third floor. The accommodation is open plan.

AMENITIES

- Full access raised floors
- Open plan with some demountable partitioning
- Restyled reception area
- Full gas fired central heating
- Suspended ceilings with CAT II fluorescent lighting
- Mechanical air and extractor ventilation
- Double glazed windows
- 13 person passenger lift
- Male & Female WCs
- Kitchenette
- **22 car parking spaces**

TENURE

To let on a new full repairing & insuring lease for a term to be agreed and with provision for regular rent review.

VAT

The building is elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs.

