

CHISLEHURST

1st FLOOR, BROOKLANDS HOUSE

5 WILLOW GROVE

BR7 5BS

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET - FIRST FLOOR OFFICES / CLASS E USE BUSINESS SPACE



Location & Description

Chislehurst is an affluent suburb located within the London Borough of Bromley approx. 15 miles south of Central London, 3.5 miles east of Bromley and 1.6 miles south-west of Sidcup. The town is adjacent to the A20 and benefits from direct road links to the M25 (J3). Several bus routes terminate within walking distance of the property. Brooklands House is conveniently located in a town centre position at the junction with High Street and Park Road. Surrounding occupiers include Sainsburys, Costa and Cote. Ample pay and display parking is available within close proximity.

The property comprises 1st floor space within a detached two storey building set beneath a flat roof with external forecourt areas. The offices are accessed via a private entrance door from the side of the building. Internally the current configuration provides a mixture of open plan and cellular/partitioned offices, meeting rooms, kitchen/staff room and WC's. The space can easily be adapted to suit an incoming tenants' requirements. Heating/cooling is provided by way of air conditioning and gas central heating (all untested).

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

Terms

The accommodation is available to let on the basis of a new Internal Repairing and Insuring lease (by way of a service charge) for a term of years to be agreed at a commencing rent of **£25,000 (Twenty-Five Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,180.00 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain small business rate relief and should contact The London Borough of Bromley.

VAT

The property is elected for VAT.

Planning

We understand the property falls under Class E (Commercial, Business and Service) of the Town & Country Planning Use Classes Order which allows for the premises to be occupied for the purposes of financial, professional services, offices, indoor sport, recreation or fitness, light assembly work, medical, health centre and recreation. Consent will be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

Accommodation

Floor	Sq.Ft	Sq.m
First Floor	1758	163.3
Total Net Internal Area:	1758 sq ft	163 sq m

Allocated Parking (1 Space)

Floor plan available on request.

Commercial Energy Performance Certificate

FIRST FLOOR OFFICE Majestic Wine Warehouses Ltd Brooklands House, 5 Willow Grove CHISLEHURST BR7 5BN		Energy rating 
Valid until 20 April 2032	Certificate number 1476-8012-3216-9719-6270	

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact: Mandeep Cheema **Email:** mc@linays.co.uk