BAXTER PHILIPS

Chartered Surveyors Commercial & Industrial Property Advisors

THE HOMESDALE CENTRE, HOMESDALE ROAD, BROMLEY

A SELECTION OF REFURISHED UNITS

TO LET

RENT RECENTLY REDUCED

LOCATION: The subject premises form part of a refurbished period development situated on the southern side of Homesdale Road opposite the new Tesco Store. Homesdale Road links immediately to the A21 which gives direct access to central Bromley half mile to the north and the M25 motor network via Junction 4 some 7 miles to the south. The area is well served by public transport. Cont/d…

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Misrepresentation Act 1967 these particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract, Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property

ACCOMMODATION: There are various units available offering flexible B1 office/light industrial accommodation to suit a number of usages.

AVAILABILITY:

Unit	Floor	Sq M	Sq Ft	Rent	Service Charge p.a.	Availability
R	First	87	936	£9,500	£2,031.12	Now
J	Ground	115	1,237	£12,500	£2,746	Now
A	Ground	103	1,109	£8,338	£2,462	Now
P	First	110	1,184	£11,850	£2,628	Now
E (1)	Ground	25.6	276	P/O/A	TBC	Now
E (2)	Ground	26.1	281	P/O/A	TBC	Now
E (3)	Ground	12.35	133	P/O/A	TBC	Now
E (4)	Ground	22.29	240	P/O/A	TBC	Now

TERMS: Available to let on new FR&I leases in effect administered via a service charge for a period to be agreed but with provision for regular rent review.

VAT: All prices quoted are subject to VAT.

RATES: RV 2010 Unit A £17,250
Unit P £20,250 Unit J £12,250
Unit E £12,750 Unit R £6,700

UBR 2012-2013 45.0p in the £.

Note: Transitional relief/premium may be applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

ENERGY PERFORMANCE CERTIFICATE: Information awaited from client. A copy can be made available to interested parties once available, on request.

LEGAL COSTS: Ingoing tenant to bear landlords reasonable legal costs incurred in the preparation of a new lease.

VIEWING: Strictly via sole agents Baxter Philips. Tel. No. 020 8313 9000.

SAT NAV REF: **BR1 2QZ**

SUBJECT TO CONTRACT

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