



BAXTER PHILIPS
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TOWN CENTRE
FIRST FLOOR OFFICES - TO LET

19 EAST STREET
BROMLEY
BR1 1QE

LOCATION:

The property is situated in a central and prominent location at the junction of East Street and West Street, only a short distance from the Intu Shopping Centre, Bromley High Street, Market Square. The property is well served for transport by Bromley North Bus Terminal together with Bromley North & Bromley South Railway Stations that provide regular services to London Bridge (25 mins) and London Victoria (15mins) respectively. More generally East Street has been the subject of extensive enhancement and investment to the streetscape as part of a number of continuing town centre improvements, the total cost of which we are advised being in excess of £3million. This investment in the public realm has seen East Street provide a more vibrant mix of retail, restaurant and office occupier and clientele.

DESCRIPTION:

A highly prominent, corner position within a self contained ground floor entrance within a period building that has been well maintained and refurbished over the years to provide modern specification offices but retaining its period architectural charm. Internally the property provides six offices plus staff kitchen and separate Male/Female WCs. The specification includes perimeter trunking for power and CAT V data cabling, CAT II office lighting, Comms Point, and installed fan cooling.

ACCOMMODATION:

The accommodation currently provides one large open plan office, and 5 separate offices, plus useful storage attic. The premises afford the following approximate net internal areas:

Main Office:	548 sq.ft –	50.91 sq.m
Office 1:	159 sq.ft –	14.77 sq.m
Office 2:	157 sq.ft –	14.58 sq.m
Office 3:	361 sq.ft –	33.53 sq.m
Office 4:	187 sq.ft –	17.37 sq.m
Office 5:	223 sq.ft –	20.71 sq.m
Total:	1,635 sq.ft –	151.89 sq.m
Kitchen & WC unmeasured		

RENT:

£32,000 per annum exclusive

TERMS:

Available by way of a new lease on effective FR&I terms set outside the renewal provisions of the 1954 Landlord & Tenant Act.

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

RATES:

RV 2017 £25,874

UBR 2019-2020 49.1p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC:

Rating: TBC

V.A.T.:

The terms quoted exclude any V.A.T. which our clients may have elected or be under a duty to impose

VIEWING:

Strictly via sole agents Baxter Philips
Tel: 020 8313 9000

Subject to contract

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