



BAXTER PHILIPS
1st / 2nd FLOOR OFFICES
(1,400 sq ft / 130.06 sq m)
TO LET
020 8313 9000
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1ST, 2ND FLOOR & LOWER GROUND
FLOOR OFFICES - TO LET
1408 SQ FT – 130.80 SQ M
***** RENT REDUCED *****

25 EAST STREET
BROMLEY
BR1 1QE

LOCATION:

The property is situated in a central and prominent location at the junction of East Street and South Street, only a short distance from the Glades 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 in recent years, this investment in the public realm has seen East Street provide a more vibrant mix of retail, restaurant and office occupier and clientele.

DESCRIPTION:

Newly decorated self-contained offices within an appealing period conversion building. The specification includes, new carpeting, decorations, strip lighting. CAT IV sockets and BT sockets that are run to a comms cupboard, and gas fired central heating.

ACCOMMODATION:

1st Floor

Room 1 (front)	208 sq ft – 19.32 sq m
Room 2 (front annex)	463 sq ft – 43.01 sq m
Room 3	121 sq ft – 11.24 sq m

2nd Floor

Room 1 (front)	208 sq ft – 19.32 sq m
Room 2 (rear)	122 sq ft – 11.33 sq m

Lower Ground Floor

Room 1 (front)	175 sq ft – 16.25 sq m
Room 2 (rear)	111 sq ft – 10.31 sq m
Small staff kitchen	

Total Accommodation **1408 sq ft – 130.80 sq m**

RENT:

£25,500 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	£9,100
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: D-95

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

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

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