



**BAXTER PHILIPS**  
**020 8313 9000**  
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**FIRST FLOOR OFFICES  
TO LET**  
700 sq ft – 65.03 sq m  
\*\*\* RENT REDUCED \*\*\*

**36-38 HIGH STREET  
BROMLEY  
BR1 1EA**

## LOCATION:

The subject premises are located on the western side of Bromley High Street just south of The Glades Shopping Centre and within 100 metres of Bromley South railway station. The immediate area is well served with retail and leisure facilities usually associated with a major district town centre and transport facilities to suit. Bromley South railway station offers frequent and fast services to London Victoria.

## DESCRIPTION:

The premises form a first floor office with High Street access and benefits from CAT II lighting, suspended ceiling, air conditioning, central heating, perimeter trunking, carpets and tea point. There are shared W.C facilities

## ACCOMMODATION:

The premises afford the following approximate net internal areas.  
(including tea point)

700 sq ft – 65.03 sq m

## TERMS:

Available to let on new FR&I terms for a period to be agreed

## RENT:

**£15,750 per annum exclusive**

## RATES

RV 2017 £17,000

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-78***

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

## SERVICES:

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

## V.A.T.:

The terms quoted exclude VAT.

## VIEWING:

Strictly via sole agents:

Baxter Philips

Tel: 020 8313 9000

**Subject to contract**

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