



BAXTER PHILIPS
020 8313 9000
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**GRADE A REFURBISHED
TOWN CENTRE OFFICES TO LET
WITH SECURE PARKING**

**PART 1ST & 3RD FLOOR
HANOVER PLACE
BROMLEY BR1 1EA**

LOCATION:

The building is exceptionally located on the High Street in Bromley, with Bromley South Train Station (only 16 minutes to London Victoria) and the outstanding Glades shopping centre in the immediate vicinity. As well as excellent rail links Hanover Place benefits from an extraordinarily high car parking ratio of 1:664 sq ft NIA.

DESCRIPTION:

Hanover Place is a prominent landmark building with secure car parking on site. The offices are currently comprehensive refurbishment and once completed, the Grade A offices will comprise:

- 3 lifts
- Car parking ratio 1:664 sq ft
- Raised floor
- Fan coil system
- Carpeted
- Double glazed
- New suspended ceiling
- New LED integrated lighting panels
- Door entry system
- Manned reception

ACCOMMODATION:

The offices have been measured under the Code of Measuring Practice Edition 6 (NIA) and comprise:

Part 1 st Floor:	5,507 sq ft – 511.6 sq m
3 rd Floor:	17,758 sq ft – 1,650.0 sq m
Total	23,265 sq ft – 2,161.6 sq m

RENT:

Price on Application

TERMS:

New FR&I leases on terms to be agreed

SERVICE CHARGE:

A service charge is levied for the upkeep of the common areas within the building and details can be provided on application. The service charge for year ending June 2017 was £8.15 per sq ft NIA.

LEGAL COSTS:

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

RATES:

RV 2017	£TBC
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:

Part 1 st Floor –	D86
3 rd Floor -	E105

V.A.T.:

Applicable to all rents and outgoings.

VIEWING:

Strictly via joint agents -
Baxter Philips -Philip Lapper -Tel: 020 8313 9000
DTRE – Alex Lowdell -Tel: 020 3328 9080

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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