



**BAXTER PHILIPS**  
**020 8313 9000**

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**TWO OFFICE SUITES  
TO LET  
434 SQ FT – 40.3 SQ M  
AND 335 SQ FT – 31.2 SQ M**

**HOPE HOUSE  
2A PEMBROKE ROAD  
BROMLEY  
BR1 2RU**

## LOCATION:

The premises are located at the Eastern end of Pembroke Road, close to its junction with Tylney Road, which in turn links into Widmore Road, (approx 150 yards away) being one of the main access routes into Bromley Town Centre, with its range of National retailers, banks, restaurants, bars and leisure facilities. There is also a secondary retail parade within approx 200 yards at Widmore Green. The area is well served by public transport, with numerous bus routes using Widmore Road and Bickley Train station being some 1 mile to the South East.

## DESCRIPTION:

The available office suites form part of the 1st floor of a purpose built office building, having been recently refurbished.

Suite 1 is partitioned to provide an open plan area with 2 further individual offices, a kitchen/staffroom and W.C and shower

Suite 2 is partitioned to provide an open plan area with separate office/meeting room, a kitchen/staff room and W.C and shower.

Both suites will benefit from suspended ceilings, a combination of CAT II lighting and spot lights. GFCH and double glazing.

Each suite will also have 1 parking space.

## ACCOMMODATION:

Each office affords the following approximate Net Internal Areas

### Suite 1

Offices totalling	434 sq ft – 40.3 sq m
Kitchen/Staff room	130 sq ft - 12.1 sq m
W.C and shower	

### Suite 2

Offices totalling	335 sq ft – 31.2 sq m
Kitchen/Staff room	141 sq ft - 13.1 sq m
W.C and Shower	

## TERMS:

Available by way of a new full repairing and insuring lease for a term to be agreed, with provision for regular rent review.

## RENT:

Suite 1	£12,500 pax
Suite 2	£10,500 pax

## 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:

Rating: TBC

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

**V.A.T.:** Under the Finance Act 1989 VAT may be chargeable on the rental or price quoted. The terms quoted exclude VAT.

## VIEWING:

Strictly via sole agents: **Baxter Philips** Tel: 020 8313 9000

Subject to contract

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