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**GROUND FLOOR OFFICES
WITH PARKING**

***** RENT REDUCED *****

**27 LONDON ROAD
BROMLEY
BR1 1DG**

LOCATION:

27 London Road is a self-contained office building prominently located at the junction of London Road (A21) and Tweedy Road. Bromley Town Centre is within a few minutes walk, facilities including 2 mainline Railway Stations, the Glades Shopping Centre, Churchill Theatre and numerous other retail and leisure facilities. Bromley is a major district centre with office occupiers including RBS, Bank of America, Cosmos, RSM Accountants and Phoenix Housing Association.

DESCRIPTION:

The premises provide ground floor office space and comprise two distinct open plan areas, with additional, predominantly partitioned, smaller offices in a range of sizes, a kitchen/staffroom, male, female and disabled W.C facilities and has 4 parking spaces.

ACCOMMODATION:

The premises have the following approximate NIA areas.

Offices Totalling	2579sq ft – 239.59sq m
Kitchen	126sq ft - 11.70sq m
Storage/Server cupboard	45sq ft - 4.18sq m
Male and female W.C's	
Disable W.C	
Parking	

AGENTS NOTE:

There is a self-contained, substantial basement in the property, which has historically been used as archive storage, which is available as a whole or in part, by separate negotiation.

TERMS:

The premises are available to let on a new lease to be agreed, but with provision for regular rent review.

SERVICES:

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

RENT:

£40,000 per annum exclusive

RATES:

Awaiting reassessment

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-83*

V.A.T.:

The terms quoted exclude V.A.T

VIEWING:

Strictly via sole agents:

Philip Lapper
Baxter Philips
0208 313 9000

Subject to contract

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