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**TOWN CENTRE PROMINENT
SELF CONTAINED OFFICES
TO LET**

**3 HIGH STREET
BECKENHAM JUNCTION
BR3 1AZ**

LOCATION:

The property is situated in High Street Beckenham close to the busy junction with Southend Road and Rectory Road (A2015) and opposite Beckenham Junction Train Station. Beckenham is a suburb within the London Borough of Bromley. Beckenham is within the northern part of the borough, to the west of Bromley town and bordering onto South East London.

Beckenham benefits from a busy commercial centre and the High Street has several office buildings and a good retail core with a variety of multiple retailers including branches of Marks & Spencer Simply Food, Sainsburys, Waitrose, Lidl, W H Smith, Boots the Chemist, Costa, Superdrug and the Carphone Warehouse supplemented by National and local independent concerns providing a good mix of restaurants, bars and pubs.

DESCRIPTION:

Part of a Victorian building above retail overlooking Beckenham Junction station. Accessed by a private entrance on the ground floor which leads to 1st & 2nd floor offices, providing a mixture of individual and open plan offices of character.

ACCOMMODATION:

The premises have the following dimensions and areas:

1 st Floor:	1008 sq ft – 93.67 sqm
2 nd Floor:	803 sq ft – 74.67 sqm
Total:	1811 sq ft – 168.24 sqm

RENT:

£18.50 per sq.ft

TERMS:

Available by way of a new lease on FR&I basis. Term to be agreed.

AGENT'S NOTE:

Our clients may consider a letting on a floor by floor basis.

LEGAL COSTS:

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

RATES:

RV 2017	£15,222
UBR 2021-2022	49.9p in the £

Small business rate relief may be available. Further details may be found at: <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC:

Rating: D-91

V.A.T.:

Not elected for V.A.T.

VIEWING:

Strictly via agents Baxter Philips

Subject to contract

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