



CARLTON CHAMBERS

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

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**SELF CONTAINED OFFICE  
TO LET**

**SUITE 2  
CARLTON CHAMBERS  
5-6 STATION ROAD  
SHORTLANDS BR2 0EY**

**LOCATION:**

The subject premises are located in Station Road, Shortlands, close to its junction with Beckenham Lane and as such, are within a 5 minute walk from Shortlands railway station. The aforementioned Beckenham Lane is a popular secondary retail location, with a high volume of passing vehicular traffic, being the main route between the Major district centre of Bromley (approximately half a mile away) and Beckenham.

**DESCRIPTION:**

The premises form a self-contained ground floor office suite, within a multi let office building, benefitting from suspended ceiling, CAT II lighting, double glazing, central heating and intercom entry phone system. The building itself benefits from communal kitchen and W.C facilities

**ACCOMMODATION:**

The premises afford the following approximate net internal areas.

Office (inc tea point) 315 sq ft – 29.26 sq m

**TERMS:**

Available by way of FR&I lease for a term to be agreed

**RENT:**

**£6,300 per annum exclusive**

**RATES:**

RV 2017 £3,300

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: E-114**

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

**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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