



BAXTER PHILIPS
020 8313 9000

baxterphilips.co.uk

TOP FLOOR REFURBISHED OFFICE
673 sq ft
TO LET

SUITE 8
CARLTON CHAMBERS
SHORTLANDS BR2 0EY

LOCATION:

The subject premises are located in Station Road, Shortlands, close to its junction with Beckenham Lane. Shortlands railway station is immediately accessible as is local shopping via Shortlands Village whilst the main district centre of Bromley and its numerous national multiples, excellent retail and leisure facilities is some ½ mile from the property.

DESCRIPTION:

The subject premises form the entire top floor office suite within a period multi let office building. The suite has recently been refurbished and forms two office areas with its own WC, kitchen, heating and air conditioning. The recent refurbishment included new carpeting, air conditioning, LED spot lighting, this adding to the existing double glazing, gas fired central heating and intercom system.

ACCOMMODATION:

The premises afford the following approximate net internal areas:

Suite 8: 673 sq.ft – 62.52 sq.m

RENT:

£15,000 per annum exclusive

TERMS:

The property is available by way of a new FR&I lease for a term to be agreed subject to service charge.

USE:

E-Class

RATES:

RV 2023

£7,100

UBR 2023-2024

49.9p 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:

D-95

VAT:

VAT is applicable.

VIEWING:

Via sole agents:



Philip Lapper - Baxter Philips

Tel: 020 8313 9000

Email: philip.lapper@baxterphilips.co.uk

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.



Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.