



**MAKING
PROPERTY
WORK**

SHW.CO.UK

FOR RENT

SELF-CONTAINED OFFICE (2,933 SQ FT) WITH 10 PARKING SPACES

35 London Road, Bromley, BR1 1DG

Rent: £60,000 per annum

DESCRIPTION

The property comprises a detached former dwelling house originally dating to the 1870s which is currently in use as offices (Use Class E).

The building is arranged over ground, first and second floors to provide a number of offices, meeting rooms and consulting rooms of varying sizes. There is a car park to the rear of the building with direct access from Blyth Road.

The property would suit continued use as offices, or may suit alternative Class E uses such as medical.

LOCATION

The property occupies a prominent corner position at the junction of London Road (A21) and Blyth Road within Bromley town centre.

Bromley is a leafy London suburb benefitting from excellent transport links, an extensive retail and leisure offering and green open spaces.

Bromley North Railway Station is within short walking distance providing shuttle services to Grove Park from where mainline services to the City can be accessed.

Bromley South Station is located approximately 0.8 miles to the south providing regular services to destinations including London Victoria in approximately 18 minutes.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground floor offices and kitchen	1,009	93.8
First floor offices	872	81.1
Second floor attic offices and kitchen	843	78.3
Basement stores	209	19.4
TOTAL	2,933	272.6

FEATURES

- A detached former Victorian house now in office use
- Configured as multiple rooms of varying sizes
- LED strip lighting (in part)
- Dado trunking (in part)
- Gas-fired central heating system
- Air conditioning (in part)
- Audio door entry system
- Male and Female WCs (including disabled WC)
- Kitchens
- Meeting rooms
- Waiting room
- 10 parking spaces
- Good, central location within walking distance of town centre amenities and Bromley North Railway Station

RENT

£60,000 per annum

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RATES

The current Rateable Value of the property is £51,500.

VAT

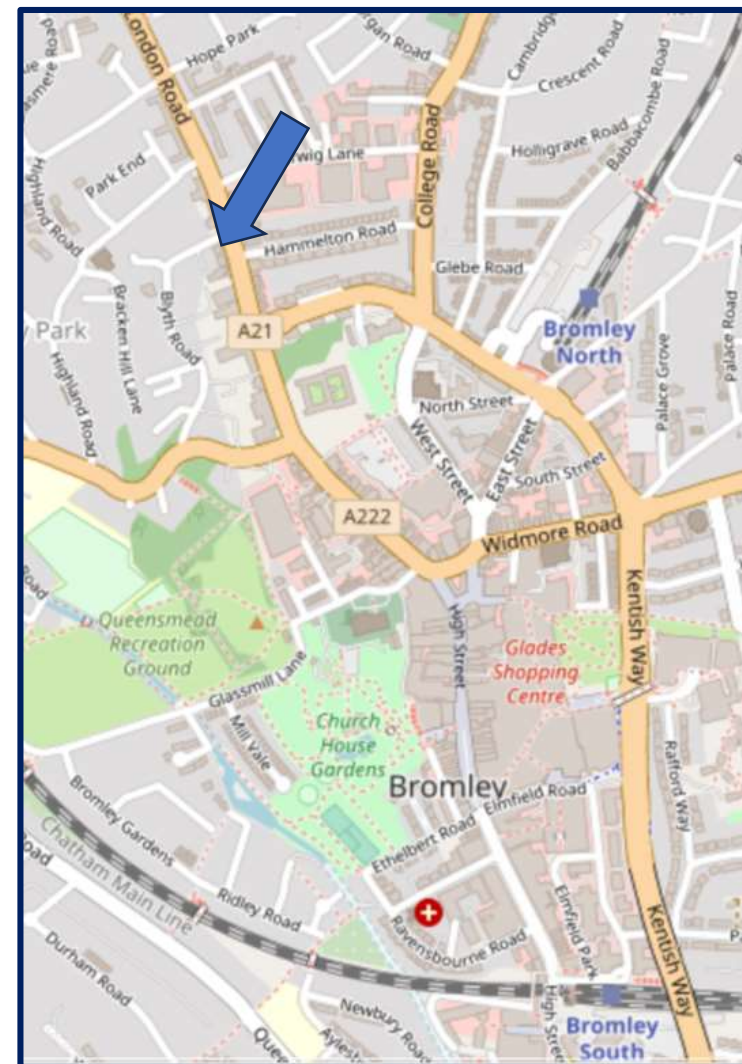
TBC

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.

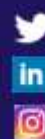


VIEWINGS

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**MAKING
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MEETING ROOM



CONSULTATION ROOM



FIRST FLOOR OFFICE



MEETING ROOM



SECOND FLOOR OFFICE



REAR CAR PARK

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