



BAXTER PHILIPS  
REFURBISHED  
OFFICES  
TO LET  
020 8313 9000  
baxterphilips.co.uk

29

29

Brewers  
Car park at rear

WHEELCHAIR  
ACCESSIBLE  
ENTRANCE  
TO REAR

**BAXTER PHILIPS**  
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**TOWN CENTRE LOCATED**  
**REFURBISHED OFFICE SUITE**  
**WITH 6 PARKING SPACES**

**ALLIANCE HOUSE**  
**1<sup>ST</sup> FLOOR FRONT**  
**29 LONDON ROAD**  
**BROMLEY, BR1 1DG**

## LOCATION

Alliance House, 29 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 intu 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:

We are pleased to offer the 1<sup>st</sup> floor front suite within this purpose built office building, including such facilities as lift, communal parts and security systems. The offices also offer the following amenities:

- Gas central heating (cost included in Service Charge)
- Suspended ceiling with recessed LED cassette lighting
- Fitted blinds
- Perimeter trunking
- 6 Parking Spaces

## ACCOMMODATION:

The accommodation comprises the following approximate Net Internal Area:-

1<sup>st</sup> Floor (Front) 2,924 sq ft – 271.63 sq m

## TERMS:

Available by way of a new lease on FR&I terms subject to service charge for a period to be agreed.

## RENT:

**£25.00 per sq ft**

**£73,100 per annum exclusive**

## RATES:

RV 2017 1<sup>st</sup> Floor (Front) **£36,000**

UBR 2018-2019 48.0p in the £

Rates Payable: £17,280 per annum

Transitional relief/premium maybe applicable – further details can be found at [www.businesslink.gov.uk](http://www.businesslink.gov.uk) or via the Local Authority. These figures are given as a guide please carry out your own enquiries of the Local Business Rates Department.

## EPC:

***Rating: D-92***

## V.A.T.:

The terms quoted exclude any V.A.T. which our clients may have elected or be under a duty to impose.

## VIEWING:

Strictly via sole agents:

Baxter Philips

Tel: 020 8313 9000

**Subject to contract**

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

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