



EXAMPLE PHOTOGRAPHY ONLY

BAXTER PHILIPS
020 8313 9000

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**TOWN CENTRE LOCATED
REFURBISHED OFFICE SUITE
WITH PARKING**

**29 LONDON ROAD
BROMLEY
BR1 1DG**

LOCATION:

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 2nd 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:

- (To be) Fully refurbished and carpeted
- Gas central heating (cost included in Service Charge)
- Suspended ceiling with recessed CAT.II LED lighting
- Fitted blinds
- Perimeter trunking
- Parking

ACCOMMODATION:

The accommodation comprises the following approximate Net Internal Area:-

2nd Floor (front right) 1,108 sq ft – 102.9 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:

£30,500 PER ANNUM EXCLUSIVE

RATES:

RV 2017

2nd Floor (front right) £12,250

UBR 2017-2018 46.6p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

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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Example of office suites within 29 London Road, Bromley

