



- Detached office (B1) available to let
- Measuring circa 700sqft
- 2 car parking spaces
- Short walk (100m) from Sundridge Park Railway Station
- Guide rent - £20,000 per annum

### DESCRIPTION

A single storey detached office building (B1 use class) available to let just 100 yards from Sundridge Park Railway Station in Bromley.

The property measures circa 700sqft and is laid out to include one main office area, a meeting / reception room and kitchenette / WC facilities. The office benefits from under floor heating, good natural light and is in excellent condition throughout.

It is also worth noting there are two allocated car parking spaces included which is a rare benefit for an office in such a convenient location in Bromley.

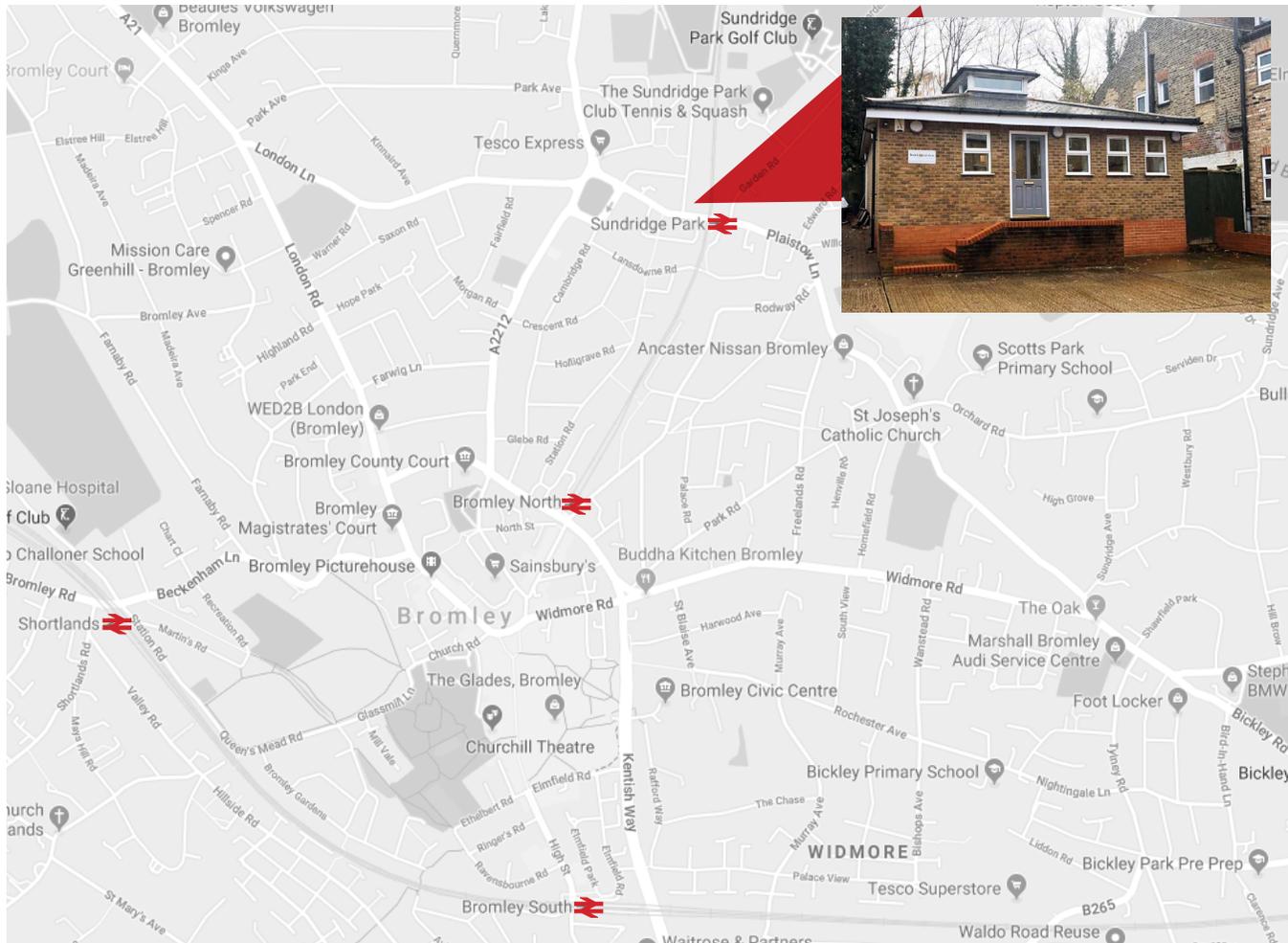
### LOCATION

The subject property is located just off Minster Road. Sundridge Park Station is less than 0.1 miles away and provides a frequent service to Grove Park Station in approx. 3 mins. Grove Park Station provides a direct link to London Bridge, Charing Cross and Waterloo East in approx. 15 minutes. The 314 bus stop is less than 100m away and provides a frequent service between Bromley and Eltham. The property is located within an affluent area and surrounding shops include Tesco Express, local cafés and restaurants. Bromley town centre and The Glades shopping centre are approximately 1 mile away; home to major retailers such as Apple, Boots and Debenhams.

2a Minster Road, Bromley, Kent BR1 4DZ

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## TERMS

A new lease is available on an FRI basis at a guide rent of £20,000 per annum exclusive.

## VAT

We understand that VAT is not applicable in this transaction

## SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquires in this regard.

## BUSINESS RATES

According to the summary valuation effective from 1st April 2019, the rateable value for the property is £9,800. We understand rates payable therefore are approximately £4,600 per annum for the period 2019/2020. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

## EPC

An EPC is available upon request.

## FURTHER INFORMATION

Copies of external photographs and floorplans are available upon request.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



**For more information contact:**  
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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

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