

**2 x NEWLY BUILT  
GROUND FLOOR (B1) OFFICE UNITS  
TOTAL GROSS INTERNAL FLOOR AREA  
APPROX. 306.57 M<sup>2</sup> (3,300 FT<sup>2</sup>)**

**SCOTTS PLACE  
SCOTTS ROAD  
BROMLEY  
BR1 3QD**

## FOR SALE or TO LET

### LOCATION

Approx. 0.80 Kms (0.50 miles) from the Town Centre in the London Borough of Bromley. Central London is approx. 20.11 Kms (12.5 miles).

Scotts Place is at the end of Scotts Road, just off College Road (A2212). There are National Rail Stations at Bromley North & Sundridge Park each within approx. 0.64 Kms (0.4 miles) with services to London Bridge reached within approx. 30/40 minutes). Bromley South station is less than 1.60 Kms (1 mile) with a fast and frequent service to London Victoria (approx. 20 minutes). There is a Bus Terminus, adjacent to Bromley North Station.

### DESCRIPTION

Scotts Place is a new mixed development scheme of residential flats and ground floor Office Units, in a pleasant, quiet location with allocated on street parking. The offices are offered in a 'Shell & Core' condition but can be fitted out to purchaser's requirements for an additional cost. 1 parking space is allocated to each unit.

#### *Approximate gross internal floor areas:-*

Office - Unit 2:	156.54 sq. m. (1,685 sq. ft)
Office - Unit 3:	150.03 sq. m. (1,615 sq. ft)
<b>TOTAL</b>	<b>306.57 sq. m. (3,300 sq. ft)</b>



### BUSINESS RATES

To be assessed.

Std. National Non-Domestic Multiplier: 0.479 (2017/18)

### TERMS

**For Sale:** Each Unit is offered individually on 999 years ground leases at a peppercorn rent but they are adjoining and therefore could be combined.

Office – Unit 2: £445,000, subject to contract.

Office – Unit 3: £430,000, “ “ “

or

**To Let:** Full repairing and insuring leases on terms to be agreed at the following commencing rents.

Office – Unit 2: £42,500 per annum exclusive.

Office – Unit 3: £42,000 “ “ “

### LEGAL COSTS

Each party to be responsible for its own legal costs.

### VIEWING

Strictly by prior appointment arranged with the Agent: