

OFFICES TO LET 34 and 36/38 High Street, Bromley. BR1 1EA



1,641 sq. ft. (152.4 sq. m)

First floor offices with car parking

01732 740000

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LOCATION:

Situated in a very prominent position on Bromley High Street, almost opposite Bromley South Rail Station (London Victoria 15 mins approx.) The Glades Shopping Centre, upper High Street and the lively bar-restaurant zone on East Street are all within a few minutes' walk as well as the new St Mark's Square development which includes a landscaped public plaza surrounded by a nine-screen multiplex VUE cinema, cafés and restaurants including Pizza Express, Prezzo, Nando's and a 130-bed hotel.

Bromley is situated some ten miles south east from junction 4 of the M25.

DESCRIPTION:

Comprising two self-contained suites arranged on the first floor of a mixed-use building (offices and retail), built during the 1960's and with car parking to the rear. The accommodation is in good decorative order, fully carpeted and with strategically positioned heating/cooling units. Shared WC facilities are within the common areas and access from the High Street entrances is via entry-phone.

ACCOMMODATION:

34 High Street First floor 1,013 sq. ft. (94.1 sq. m)

36/38 High Street First floor 628 sq. ft. (58.3 sq. m)

TOTAL OFFICE FLOOR SPACE 1,641 sq. ft. (152.4 sq. m) approx.

Externally Private car park to the rear.

FEATURES:

- Fully carpeted
- Suspended ceilings with fluorescent lighting
- Open plan layout with some private offices by means of demountable partitioning
- Heating and cooling systems
- Entry phone security
- Shared male and female WCs
- Some secondary double glazing
- Cable management by a mix of perimeter trunking (36/38) and surface mounted trunking with power points (34)

TERMS:

The accommodation is held by way of an effective full repairing and insuring lease for a term of ten years and with a tenant only option to determine in September 2020. The lease is assignable or sub-lettable.

RENT: **£31,284** per annum exclusive, subject to review in September 2020.

VAT Payable at the prevailing rate.

VIEWING Strictly by appointment with sole agents.

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