



Wren Court, 15 London Road, Bromley, Kent BR1 1DE  
Office space to let

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- Ground floor office measuring c. 2,746 sqft
- Grade A office space
- Recently refurbished
- Established commercial location
- Guide price - £65,000 per annum

## DESCRIPTION

The subject property comprises ground floor office space within Wren Court, an office building fronting London Road in Bromley measuring c. 2,746 sqft.

The unit is laid out as open-plan office space; and comprises a private meeting room, newly refurbished kitchen/seating area and WC/shower facilities. The property offers private car parking spaces available to the tenant located at the rear of the property (1,926 sqft).

## SERVICES

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

## EPC

The property sits within band D. An EPC is available upon request.



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T: 020 8315 5454**

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London SE1 3TX  
T: 020 7089 6555



## LOCATION

Wren Court is located in Bromley which is a major office/retailing centre and affluent commuter area. Bromley is situated at the junction of the A21 providing access to Central London and the A22 and the A2212 trunk roads, approx. 10 miles west of the M25 (junction 3 & 4).

The property is located 0.4 miles from Bromley North and 0.7 miles from Bromley South which provides a frequent service to London Victoria taking approx. 17 minutes. The closest bus stop is located 44 yards from the property and provides routes to Lewisham, Catford and Orpington. Bromley town centre is located less than 1 mile from the property and includes major retailers such as Next, Marks & Spencer's and Sainsbury's.

## TERMS

Guide rent of £65,000 per annum on a new FRI lease.

## VAT

We understand that VAT is not applicable in this transaction.

## BUSINESS RATES

According to the summary valuation effective from 01/04/2017, the rateable value for the ground floor is £40,750 and first floor £54,500. We understand rates payable are therefore approximately £19,560pa (ground) and £26,160pa (first), however interested parties are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

## VIEWINGS

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



**For more information contact:**  
**Tony Wood on**  
**020 8315 5454**

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