

**MODERN FIRST FLOOR OFFICES (USE CLASS E)
WITH 1 CAR PARKING SPACE
TOTAL NET INTERNAL FLOOR AREA
APPROXIMATELY 50.26 M² (541 FT²)**

**2 COBDEN COURT
WIMPOLE CLOSE
BROMLEY
BR2 9JF**

ANNUAL LICENCE OR LONGER

LOCATION

In an established office area just off Stanley Road which is accessed via Masons Hill (A21). Masons Hill gives direct access to Bromley South railway station within 8 minutes' walk and Bromley town centre to the north. M25 at Junc.4 via the A21 is approx. 8 miles distance. The immediate area is a mixture of commercial and residential use

DESCRIPTION

A modern 3-storey office building, being an inner unit in a terrace of 6 similar units. The available accommodation is on the: **First floor:- 50.26m² (541ft²)**

AMENITIES

Double glazing	Window Blinds
LED lighting panels	Toilet
Perimeter trunking	Suspended ceilings
Carpets	Burglar alarm
Gas fired central heating	1 parking space
Secure gated rear courtyard	Intercom. Entry system

SERVICE CHARGE

INCLUDED in the rent to cover the costs of the following: -
Central heating; electricity; water, burglar alarm;
maintenance & decoration of common parts; building
insurance; lighting & maintenance of garden areas.

BUSINESS RATES

Description: Offices and premises
Rateable Value: First floor £10,000
Std. National Non-Domestic multiplier: 0.512 (2022/23)

TERMS

Annual Licence (or lease for a longer term) at a commencing fe/rent of £11,500 per annum INCLUSIVE, other than Business Rates, IT and communication charges. A lease will exclude the tenant's security provisions of the Landlord & Tenant Act 1954

ENERGY PERFORMANCE ASSET RATING

Band: C (55)
C.R.N.: 0090-0737-0839-7370-7092
R.R.N.: 0797-7700-3340-0890-9703



LEGAL COSTS

The ingoing tenant will be responsible for the payment of all legal costs, including those of the landlord and any abortive costs.

VIEWING

Strictly by prior appointment arranged through the Sole Agent:-

SINCLAIR JONES
Surveyors, Valuers & Commercial Agents
020 8290 6222
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