# SINCLAIR JONES

Surveyors & Valuers Development Consultants Commercial Agents



E-mail: property@sinclairjones.co.uk Website: www.sinclairjones.co.uk Commercial House, Fielding Lane, Bromley BR2 9FL Our REF: 5/0746-GF/O Tel: 020 8290 6222 Fax: 020 8313 3074 04/23

# MODERN <u>GROUND</u> FLOOR OFFICES (USE CLASS E) WITH 2 CAR PARKING SPACES TOTAL NET INTERNAL FLOOR AREA APPROXIMATELY 50.26 M<sup>2</sup> (541 FT<sup>2</sup>)

TO LET

# 1 COBDEN COURT WIMPOLE CLOSE BROMLEY BR2 9JF

## 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 the end unit in a terrace of 6 similar units. The available accommodation is on the: *Ground floor:-* (*Net internal area*)  $50.26m^2$  ( $541ft^2$ )

#### AMENITIES

Double glazing	Window Blinds
Cat. 2 lighting	Air conditioning
Perimeter trunking	Suspended ceilings
Carpets	Burglar alarm
Gas fired central heating	2 parking spaces
Secure gated rear courtyard	Intercom. Entry system
Kitchenette	Toilet
Direct loading access from the car park at rear.	

## 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 (w.e.f. 01.04.23): Ground floor £11,750 Std. National Non-Domestic multiplier: 0.512 (2023/24)

## TERMS

An effective full repairing and insuring lease, for a period to be agreed, at a commencing rent of £14,500 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: D (83) C.R.N.: 1220-2279-0838-8002-1293 R.R.N.: 0271-1202-2402-9889-280



#### 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:-





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