

**MODERN GROUND 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>)**

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

## TO LET

### 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<sup>2</sup> (541ft<sup>2</sup>)**

### 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:-

**SINCLAIR JONES**  
020 8290 6222  
[www.sinclairjones.co.uk](http://www.sinclairjones.co.uk)

