

BROMLEY

2 COBDEN COURT, WIMPOLE CLOSE

BR2 9JF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET –GROUND & FIRST FLOOR OFFICE SUITE
FROM 541 SQ.FT (50.2SQ.M) TO 1082 SQ.FT (100SQ.M)**

Location

The premises are situated at Wimpole Close, near to the southern end of Mason's Hill which provides Trunk Road access to the M25 (Junction 4) via Hastings Road (A21).

Bromley South Railway Station is approximately half a mile from the premises and offers regular services to Central London.



Description

Comprises the ground and first floor of a terraced office building forming part of a mews style development of six similar units. Externally allocated parking is available within a gated, secure car park with CCTV.

The accommodation is currently arranged to provide open plan office space and WC.

Features (untested)

- Kitchenette (Ground Floor)
- Gas Fired Central Heating
- Suspended Ceilings
- Security Alarm System (Shared)
- Audio Entry Phone
- LED Lighting (First Floor)
- Double Glazing

Accommodation

(with approximate dimensions and floor areas)

Ground Floor Area: 541 sq.ft (50.2sq.m)

First Floor Area 541 sq.ft (50.2sq.m)

1 Allocated Parking Space Per Floor.

Each floor is available separately or combined.

Terms

Available to let on the basis of a new full repairing and insuring lease/licence for a term of years to be agreed at;

Ground Floor: **£13,000 per annum exclusive.**

First Floor: **£11,500 per annum exclusive.**

The rental is inclusive of utilities and buildings insurance.

Alternatively, our client may consider the sale of the Freehold interest.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment	Commercial Energy Performance Certificate			
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are; Ground Floor: £5,489.00 1st Floor: £5,613.75 (2024/45 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>We understand that incentives in the form of small business rate relief may be applicable for full details please contact the London Borough of Bromley Business Rates Department.</p>	<div data-bbox="690 338 1289 606"> <p>2 Cobden Court Wimpole Close BROMLEY BR2 9JF</p> </div> <div data-bbox="1289 338 1508 606"> <p>Energy rating</p> <p>D</p> </div>			
VAT	<table border="1"> <tr> <td data-bbox="690 606 1101 737">Valid until 17 September 2033</td> <td data-bbox="1101 606 1508 737">Certificate number 4821-7137-0002-0891-0206</td> </tr> </table>		Valid until 17 September 2033	Certificate number 4821-7137-0002-0891-0206
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<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount or sale price under current legislation.</p>				
Legal Costs	Viewings			
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <p>Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk</p>			
Service Charge				
N/A				