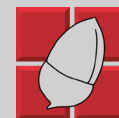




Third Floor Imperial House, 21-25 North Street, Bromley,
Kent BR1 1SD

Office space to let on flexible terms



acorn

Commercial, Investment & Development



- High-quality office accommodation to let on flexible terms
- Up to 5890sqft available with great amenities
- Located in Bromley Town Centre
- Good road and rail links
- On-site secure parking for numerous vehicles
- Available immediately on a new lease direct from the landlord
- Guide rent: £27.50 per sqft

Description

An opportunity to rent up to 5890sqft of high-quality, top-floor office accommodation on flexible terms within the purpose-built office block, Imperial House.



The Third Floor is accessible via the main entrance to the building by use of a passenger lift or stairwell which leads to the landing area and an alarmed access door. The space is currently configured as various mixed-size private suites, with a boardroom and smaller meeting rooms as well as a central reception / waiting area. The landlord would be open to discussing layout changes to suit the needs of an occupier.

Furthermore, the space benefits from large sash windows which let in good levels of natural light, a spacious and modern communal kitchen / breakout area, shower room and male and female WC facilities.

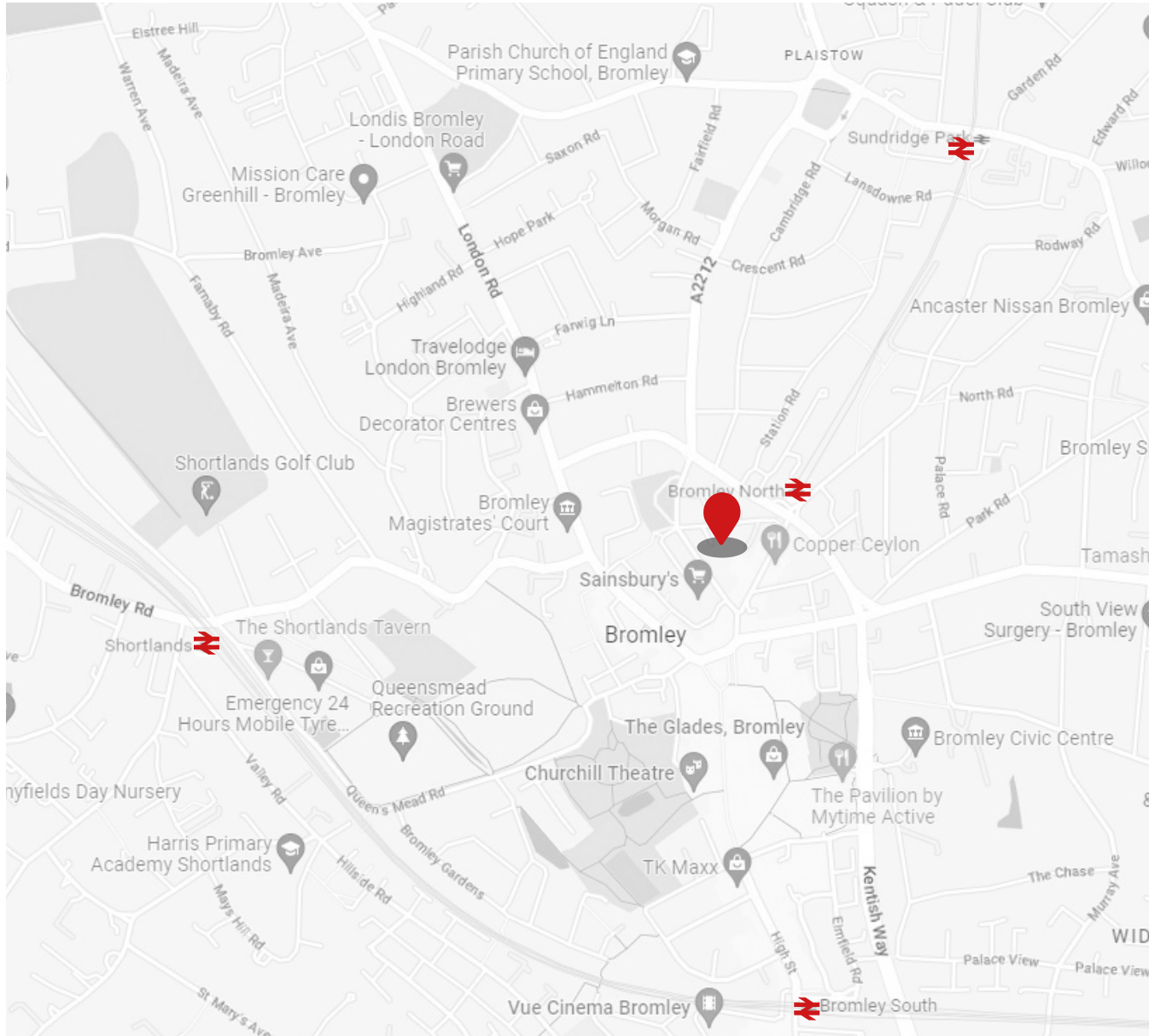
The wider office includes an on-site building management team, air-conditioning and double glazing throughout. All of the existing furnishings pictured are available by way of negotiation.

Service Charge

Service charge is payable to cover the cost of on-site staff, utilities, cleaning of the offices and common areas, security, refuse collections, repairs and insurance. Full details are available on application.







Location

The property is located on North Street in Bromley Town Centre. Bromley is a vibrant & well-connected London Borough with direct rail services into London Victoria from Bromley South Railway Station (0.6miles). Bromley North Railway Station is just 0.1miles away and London Bridge is accessible in approx. 30mins.

The site is well connected by road with North Street running parallel to Tweedy Road (A21) which leads onto Masons Hill & Bromley Common. This serves as the main arterial route to Locksbottom, Sevenoaks and the M25 (Junction 4). Widmore Road is just 0.1miles away connecting Bromley to Chislehurst, as well as the A22 connecting Sidcup Bypass (A20).

Terms & VAT

A new full repairing and insuring lease direct from the landlord on terms to be agreed.

VAT is applicable on rent and service charge payments.

EPC

The Energy Performance Certificate rating is 'D' for the Third Floor. Certificate copies are available upon request.

Business Rates

Interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

Viewings

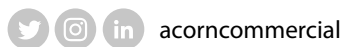
All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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