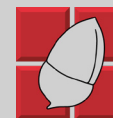




## Imperial House, 21-25 North Street, Bromley, Kent BR1 1SD

Office space to let on flexible terms



**acorn**

Commercial, Investment & Development



- High-quality office accommodation to let on flexible terms
- Up to 7,179sqft available with great amenities
- Located in Bromley Town Centre
- Good road and rail links
- On-site secure parking for numerous vehicles
- Available immediately on new leases direct from the landlord
- Guide rent: £37,565 per annum

## Description

An opportunity to rent up to 7,179sqft of high-quality office accommodation on flexible terms with flexible configuration options to suit the needs of an occupier.

Imperial House benefits from large sash windows which let in great levels of natural light; spacious and modern communal and kitchen areas and high spec w/c and shower facilities. There is an on-site building management team to take care of your needs as well as air conditioning, CCTV and secure parking.

See accommodation schedule of available space.

## 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.

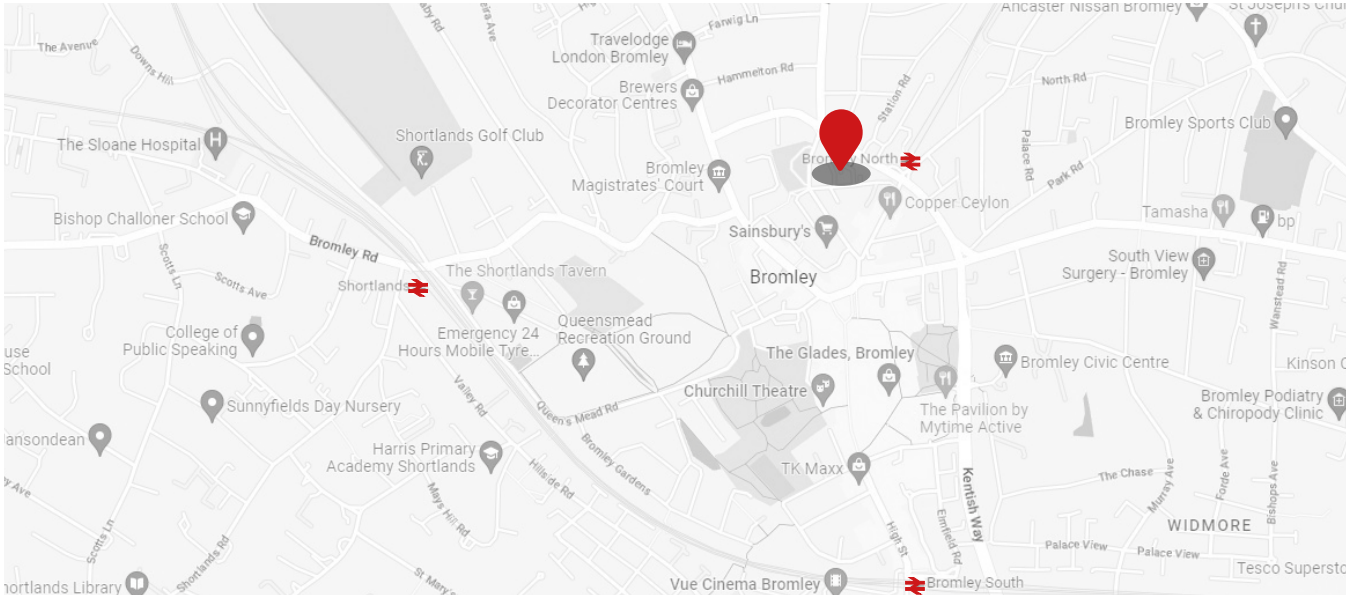
The site is well connected by road with North Street running parallel to Tweedy Road (A21) which leads onto Masons Hill & Bromley Common. This serves as the main arterial route to Locksbottom, Sevenoaks and the M25 (Junction 4). Widmore Road is just 0.1miles away connecting Bromley to Chislehurst, as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

### Available Accommodation

Available Area	Sqft	Rent (per sqft pa)	Service Charge (sqft pa)	Terms	Parking Available?	Flexible Configuration Options?
Ground Floor	1,366 or less	£27.50	£7.50	Flexible direct with landlord	Yes	Yes
Second Floor	2,305 or less	£27.50	£7.50	Flexible direct with landlord	Yes	Yes
Third Floor	3,508 or less	£27.50	£7.50	Flexible direct with landlord	Yes	Yes







## 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.

## 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.

## EPC

The Energy Performance Certificate rating is 'B'. 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.

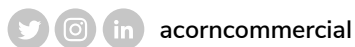


## Contact

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