

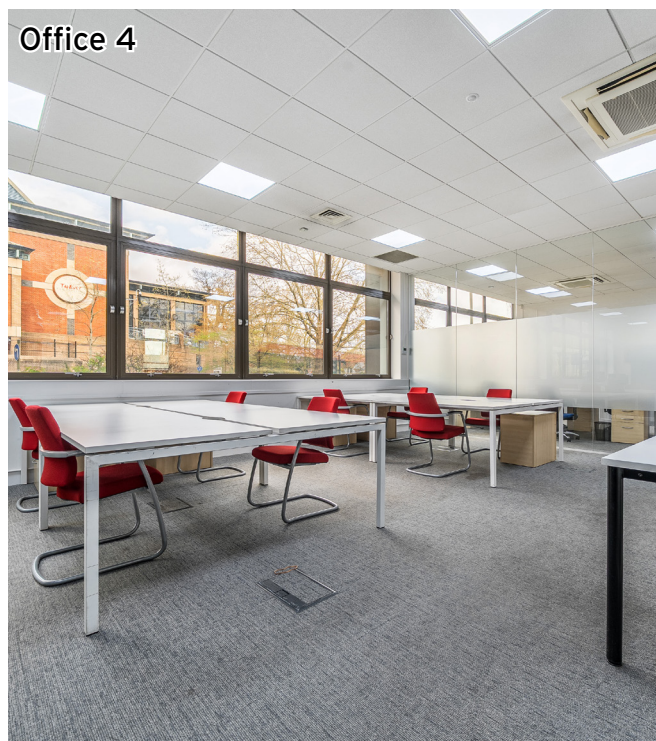
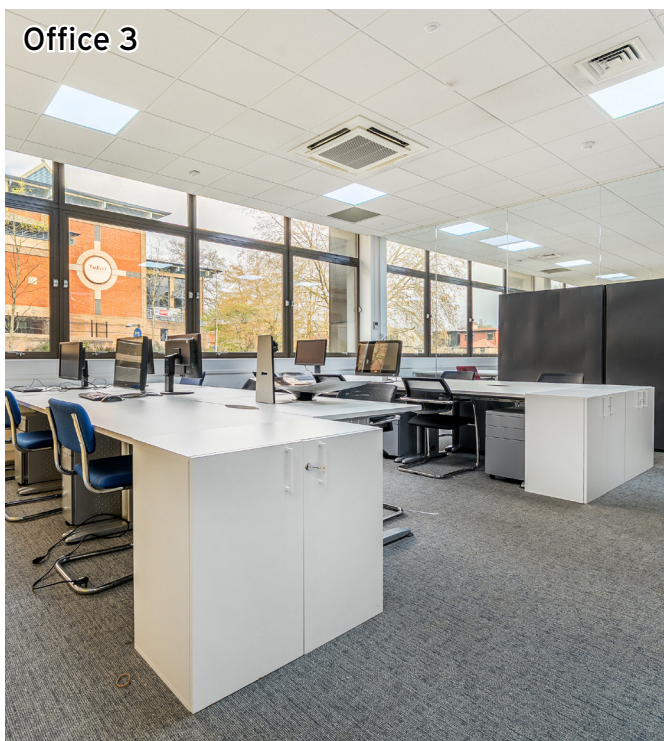


STC HOUSE, 7 ELMFIELD ROAD, BROMLEY, KENT BR1 1LT

RANGE OF MODERN, COMPETITIVELY PRICED OFFICE SPACES AVAILABLE TO LET ON FLEXIBLE LICENSE AGREEMENTS

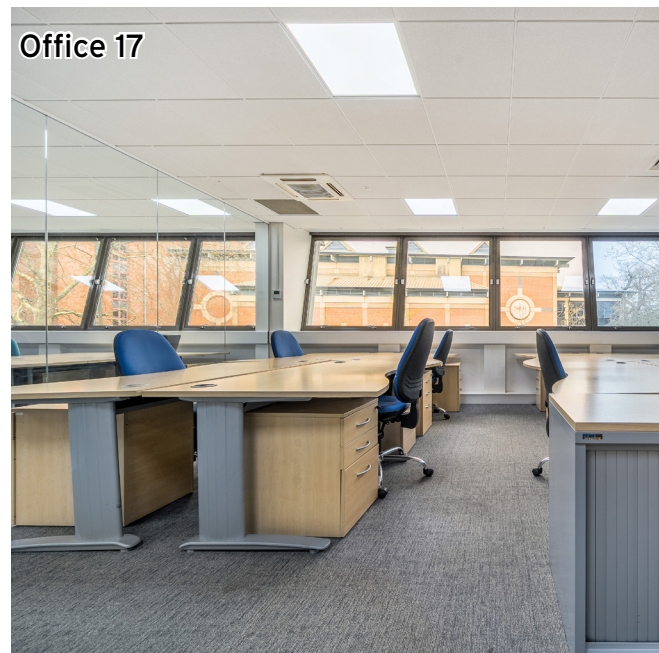
Unit (Available)	Size (sqm)	Size (sqft)	Price (Exc Service Charge)	Price (Inc Service Charge)
3	35.6	384	£5,376	£9,216
4	35.6	384	£5,376	£9,216
5 (LET)	25.6	276	£3,864	£6,624
8 (LET)	30.3	327	£4,578	£7,848
16	37.1	400	£5,600	£9,600
17	37.1	400	£5,600	£9,600
Suite A (LET)	131.8	1,419	£24,00	£38,160
33	56.9	613	£8,582	£14,712
35	40.2	433	£6,062	£10,392

- Good quality office space to let in Bromley
- Located on the busy Elmfield Road
- Very competitive pricing for central Bromley
- Ranging from 150-1,500sqft
- Ready for occupation
- Underground car parking spaces available (subject to terms)
- Desks & chairs can be included with specific floors
- 0.2 miles from Bromley South Railway Station
- Flexible space on flexible, license agreements
- Guide Rent: £14psqft per annum + Service Charge



Description

An opportunity to let between 150-1500sqft of modern offices space in a prominent, well positioned building in central Bromley. The property comprises a range of office suites offering secure access, air conditioning, LED lighting, shared kitchenette/WC facilities and potential for underground car parking (subject to sizes of office space taken). Several spaces in the building can be made available with desks & chairs included, with the available space options located either on the ground, first, second or third floors. The office benefits from 24/7 access and digital security cameras, providing a secure and flexible solution for a range of small businesses including office users, professional service providers, podcast studios, clinical users and creative spaces.



Location

STC House is located on the northern corner of Elmfield Road, 0.2 miles from Bromley South Station and the town centre. Bromley South Station provides direct services to popular destinations such as Orpington (11 mins), Sevenoaks (32 mins) and London Victoria (15 mins). Bromley Town Centre and The Glades Shopping Centre boast a vast number of national and global businesses such as Boots, Nationwide, Apple, River Island, Caff  Nero and many more.



Office 20



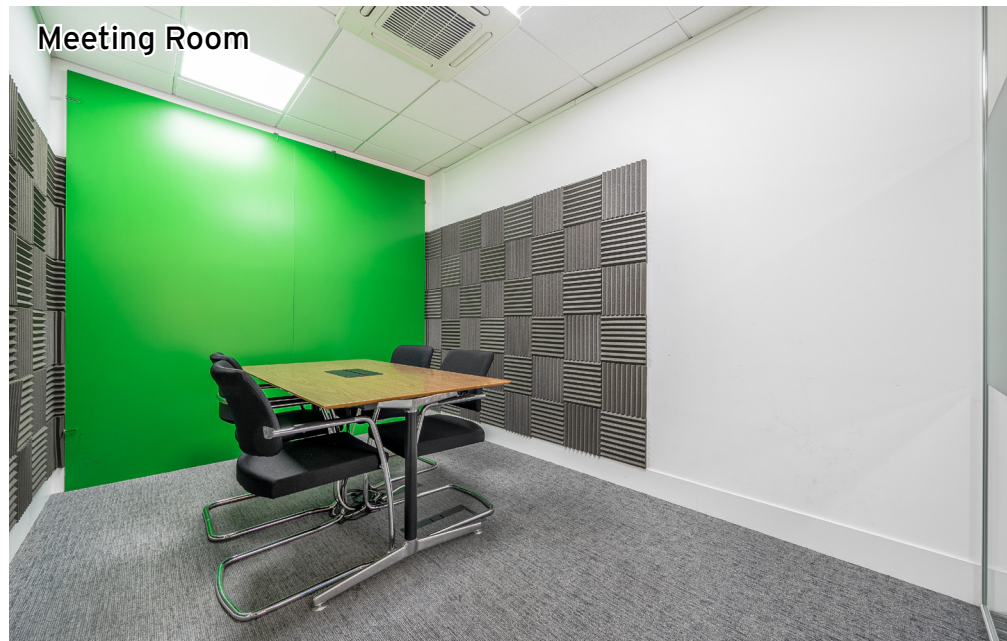
Conference Room



Conference Room



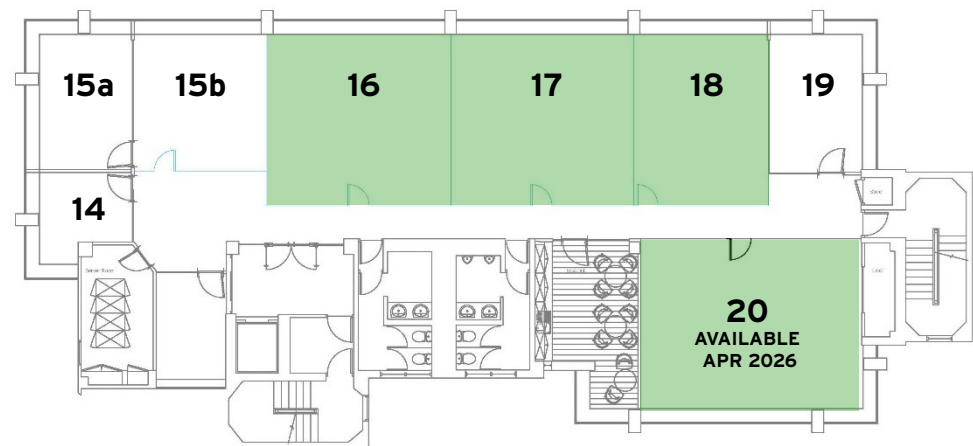
Meeting Room



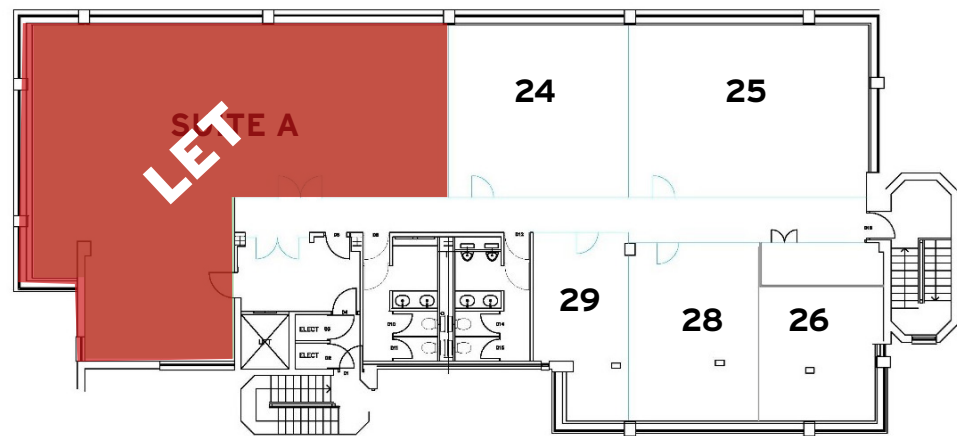
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan



 Available Space



Further Information

Terms	Quoting rent of £14psqft, available immediately on flexible license agreements.
VAT	We understand that VAT is applicable on the rent.
Service Charge	Charged at the rate of £10psqft
Business Rates	We understand that the majority of spaces in the building fall under the minimum size threshold and therefore small business rates apply however, interested parties are advised to make additional enquiries in this regard.
EPC	The property sits within band "C". A copy is available upon request.
Viewings	All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.

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