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BROOKLEY HIGHWAY BROMLEY  
0203 245 9966

IMPERIAL HOUSE

**TO LET**

**THIRD FLOOR OFFICE 1,500 - 5,890 SQ FT (139.35 - 547.18 SQ M)  
Imperial House, 21-25 North Street, Bromley, Kent, BR1 1SD**

## DESCRIPTION

Imperial House is a modern purpose-built four storey office building with secure parking.

The available accommodation comprises the 3rd floor. The space is presently configured as a number of private offices and meeting rooms, with generous reception area and kitchen / breakout.

The space is available either as is or subject to works to reconfigure as required. The space is available as a whole floor of 5,890 sq ft, or can be divided into suites from approx. 1,500 sq ft upwards.

The furnishings are available by separate negotiation.

## LOCATION

Imperial House is located on North Street, close to Bromley North Station (150m) and other town centre amenities including Sainsburys, as well as The Glades Shopping Centre and the wide range of coffee shops and other food and beverage offerings nearby.

Bromley North provides links to London Bridge (28 minutes) and Charring Cross (32 minutes) via Grove Park.

Bromley South (1km) provides services to London Victoria (18 minutes).

## ACCOMMODATION (NET INTERNAL AREA)

FLOOR	SQ FT	SQ M
Third Floor	1,500 - 5,890	139.35 - 547.18

## AMENITIES

- Suspended ceilings
- LED lighting
- All electric air conditioning
- Reception area
- Kitchen / breakout
- Private offices
- Meeting / board rooms
- Demised shower & changing facility
- Male & Female WCs
- Passenger lift
- On site secure parking
- EV Charging on site

## RENT

£27.50 Per sq ft

## SERVICE CHARGE

The anticipated service charge budget for the year ending 2024 is £38,285 (£6.50 psf) per annum.

## TERMS

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

## RATES

We estimate rates payable of approx. £12.00 psf, but interested parties should make their own enquiries with the London Borough of Bromley Business Rates Team.

## EPC

The property has an EPC rating of D.

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.



## VIEWINGS – 020 8662 2700

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