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FOR SALE / TO LET

OFFICE BUILDING WITH PARKING (2,799 SQ FT – 11,407 SQ FT)

LYGON HOUSE, 50 LONDON ROAD, BROMLEY, BR1 3RA

RENT: £22.00 PER SQ FT | FOR SALE: OIEO £1,850,000

04 November 2026

LOCATION

The property occupies a prominent corner position at the junction of London Road (A21) and Farwig Lane, to the north of Bromley town centre.

The property is within walking distance of Bromley North Station (600m) and other town centre amenities including Sainsbury's and The Glades Shopping Centre.

Bromley North provides links to London Bridge (28 minutes) and Charing Cross (32 minutes) via Grove Park. Bromley South Station is 0.8 miles south and provides services to London Victoria (18 minutes).

DESCRIPTION

Lygon House is a purpose-built office building arranged over ground and three upper floors. There is a surface level car park to the rear of the building providing approximately 14 parking spaces.

The available office space is predominantly open plan and includes fitted kitchen/staff breakout areas and meeting rooms.

Male & female WC facilities are within the common areas.

The property has a total Net Internal Area of 11,407 sq ft (1,059.68 sq m).

ACCOMMODATION (NIA)

FLOOR	SQ FT	SQ M
Ground	2,820	262.02
First	2,799	260.00
Second	2,799	260.00
Third	2,989	277.66
TOTAL	**11,407**	**1,059.68**

AMENITIES

- Suspended ceilings with LED and some fluorescent lighting
- Air conditioning (in part)
- Central heating
- Passenger lift
- Double glazed windows
- Male and female WCs
- 14 car parking spaces

TENURE

The property is held freehold under Title reference number SGL252081 and is offered with vacant possession

LEASE

A new full repairing and insuring lease is available on terms to be agreed. Preference is to the let the building as a whole but subdivision will be considered.

RENT

£22.00 per sq ft

FREEHOLD SALE

Alternatively, the property is available freehold.

FREEHOLD PRICE

Offers in excess of £1,850,000

VAT

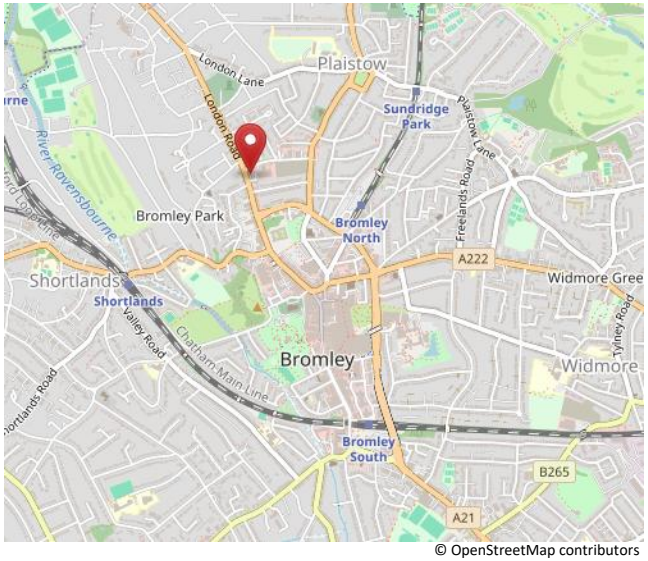
VAT will not be chargeable on the terms quoted.

EPC

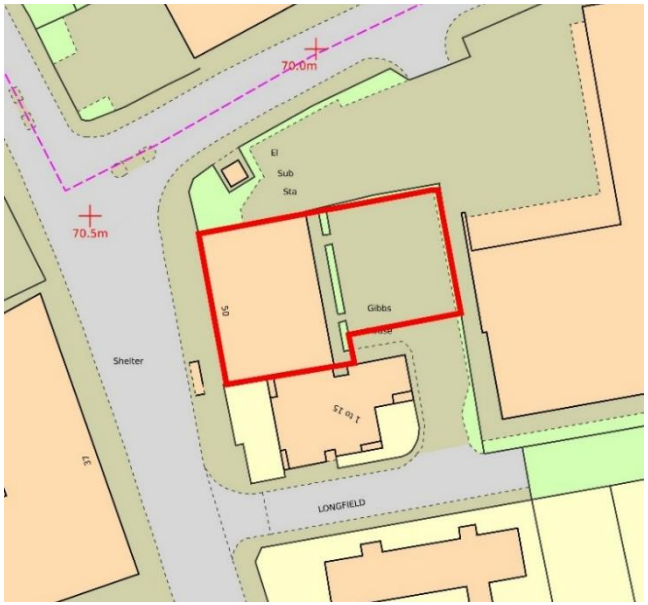
We have reviewed the EPC register and note the first floor has an EPC of B, whilst the ground, second and third floors have an EPC rating of E.

DATA ROOM

Further information, including title documentation and floor plans can be found using the Data Room link below: Log In



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VIEWINGS – 020 3763 7572

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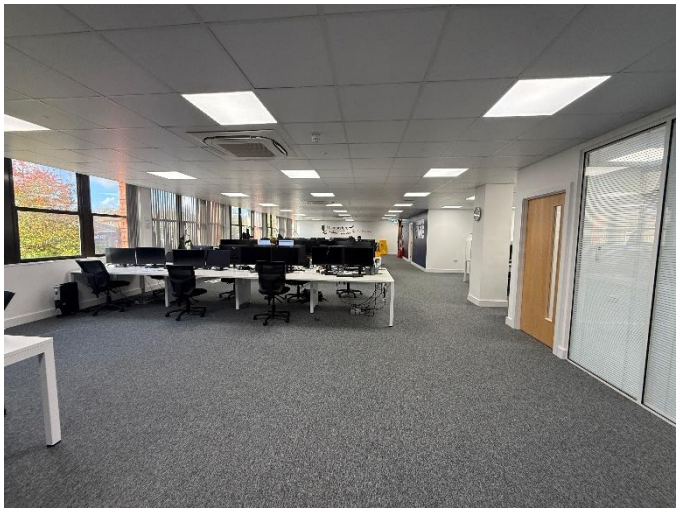
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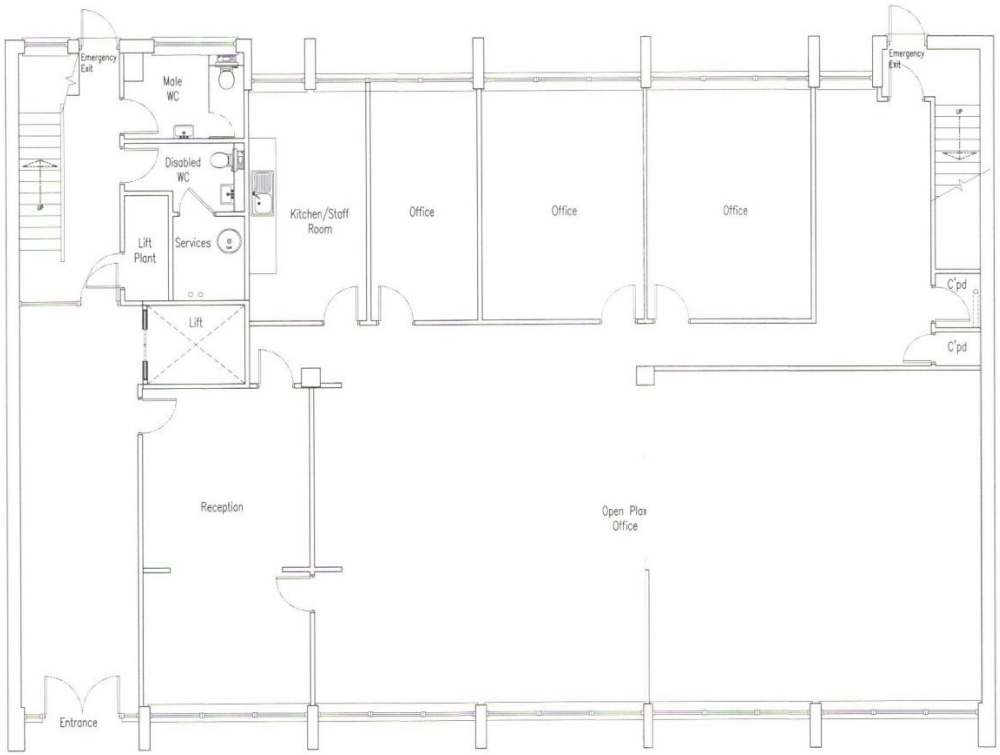
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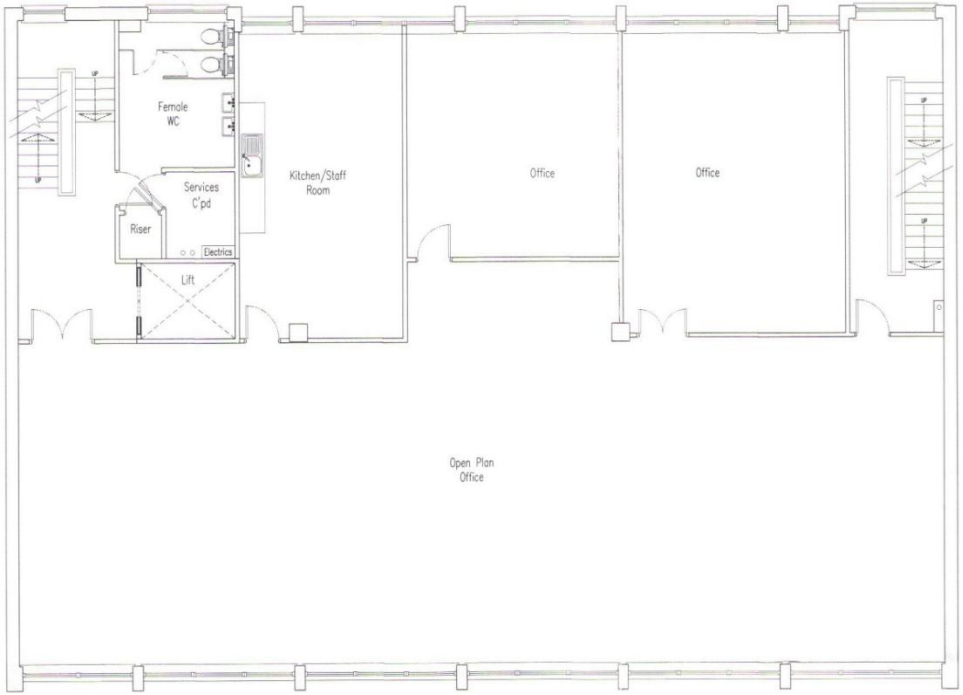
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GROUND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN



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