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TO LET

SECOND FLOOR OFFICE 1,568 SQ FT (145.67 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 a second floor office suite extending to approximately 1,568 sq ft. The space is presently configured as a number of private offices and meeting rooms, with a kitchen / breakout.

The space is available either as is or subject to works to reconfigure as required.

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
Second Floor	1,568	145.67

AMENITIES

- Suspended ceilings
- LED lighting
- All electric air conditioning
- Shared kitchen / breakout
- Private offices
- 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 2026 is £10,192 (£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

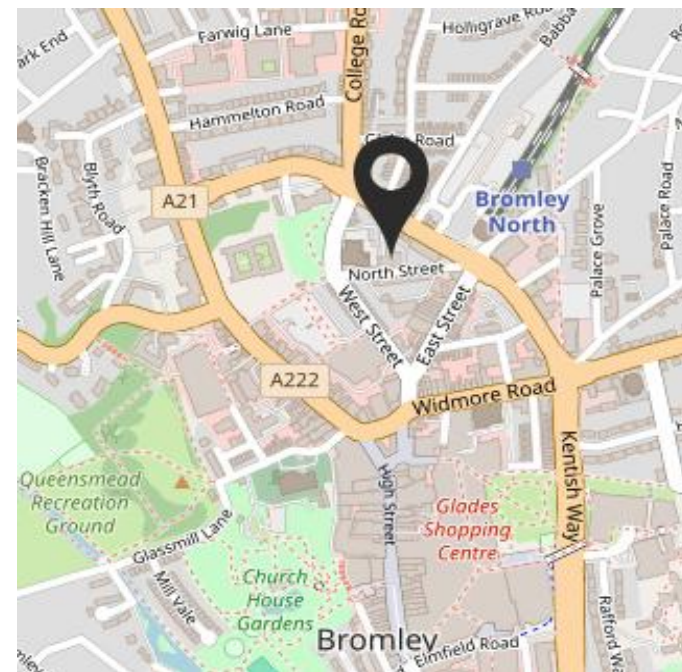
The property has an EPC rating of B.

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**

Alex Thomson

t: 07780 113019

e: athomson@shw.co.uk

Thomas Tarn

t: 07943 579296

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Tom Reed

t: 07867 232653

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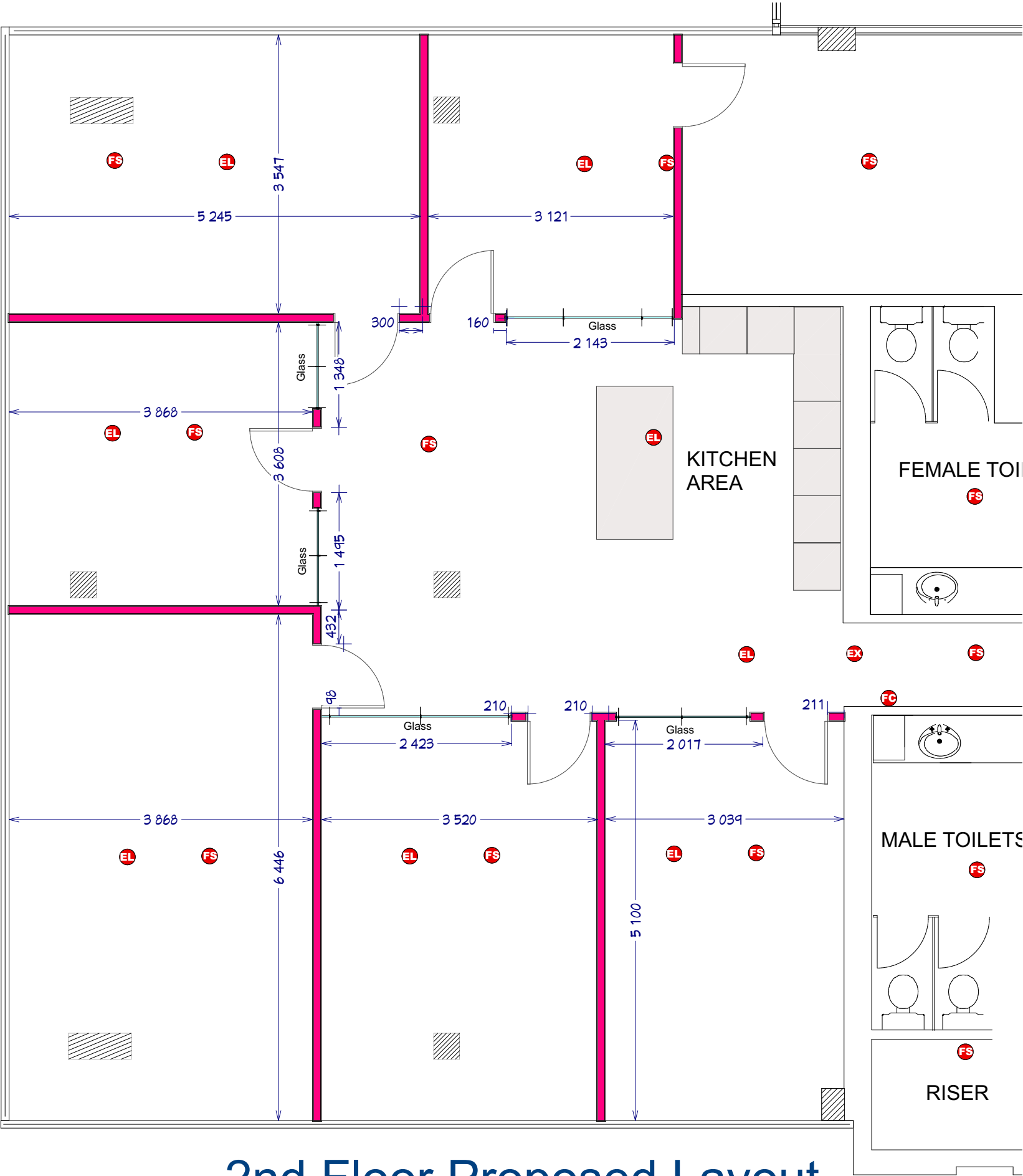
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Fire Equipment

- EX Exit Sign Illumination
- S Siren
- FS Fire Sensor
- HS Heat Sensor
- FC Fire Alarm Call
- SN Fire Action Sign
- EL Emergency Lighting
- FE Fire Extinguisher & Sign
- LO Lock Override
- ES Exit Arrow Sign
- PD Fire Escape Push Door
- EV Fire Evacuation Plan

REVISION TABLE			
REV.	DATE	REVISED BY	DESCRIPTION



Scale 1:30 - A3

2nd Floor Proposed Layout



Home Design

Narvik Designs ©

Tel: 01883 652210
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info@structuralengineering.eu
www.structuralengineering.eu

Summer House | Upper Court Road
Wokingham | Surrey | CR3 7BF

DRAWN BY:
S Baker
Narvik Designs
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PROJECT DETAILS:
Mr Manoj Poojari
Imperial House,
21-25 North Street,
Bromley, BR1 1SD

DRAWING TITLE:
2nd Floor West Side Proposed Layout

DATE:
19/10/2022

SCALE:
A1 1:50
or as indicated

SHEET:
PA-2022-15
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