



- Freehold office for sale in Bromley
- 2,100sqft over three floors
- 4 secure parking spaces
- Suitable for owner-occupiers & investors
- Sold with vacant possession
- Guide price - £525,000 F/H

## Description

An opportunity for owner-occupiers and investors to purchase an attractive vacant office building in Bromley.

Part of a mews development which includes five other offices, the property benefits from four private secure parking spaces within a gated car park with CCTV security. The office is conveniently located just 0.5 miles from Bromley South Railway Station.

Laid out over three storeys, each floor includes an open-plan self-contained office measuring c.550sqft benefitting from WC facilities. In addition, the ground and second floors also have kitchenette facilities. The building also includes the following:

- Double glazing
- LED lighting
- Security alarm system
- Intercom
- Central heating

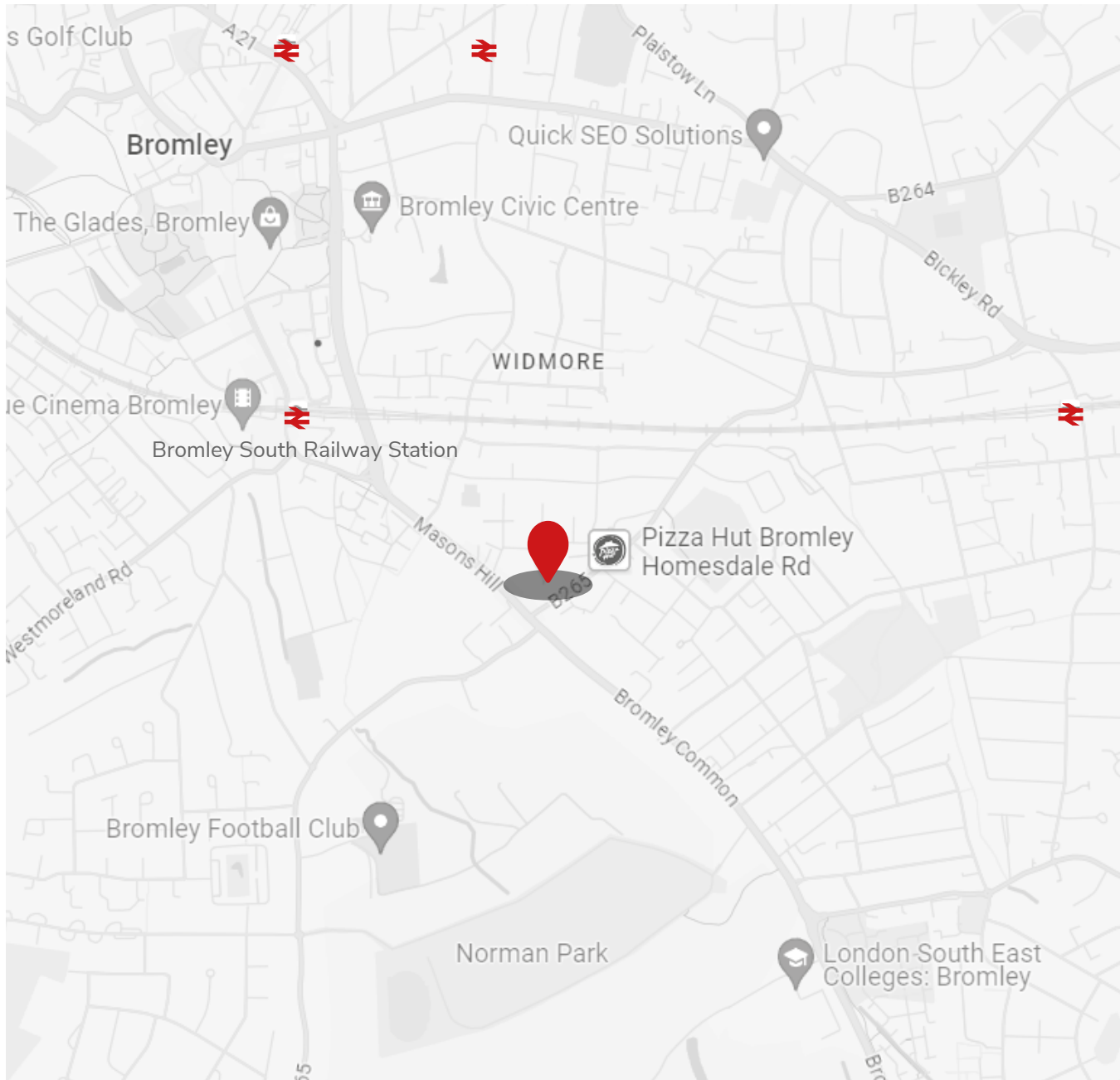
For purchasers who are interested for their own business, there is the option of occupying all or part of the building as each floor is self-contained.

For investors, the estimated rental value for each floor is in the region of £14,000-£15,000pax.

For reference, 1 Cobden Court is fully let and produces an overall rent of £41,250pax (same owner).

## Office Building, 2 Cobden Court, Bromley, Kent BR2 9JF

Freehold office for sale in Bromley



## Planning History

The property has two lapsed planning permissions:

2018 - Planning permission was granted for a third-floor extension to provide additional office space across all six offices. REF 18/01307/FULL1 2020.

2020 - Planning permission was granted for change of use B1 (a) office class to Class C3 residential, 3x 1 bed units. REF 19/01098/RESPA.

The property is situated within an article 4 zone and therefore permitted development rights no longer apply. Parties are advised to take their own planning advice.

## Location

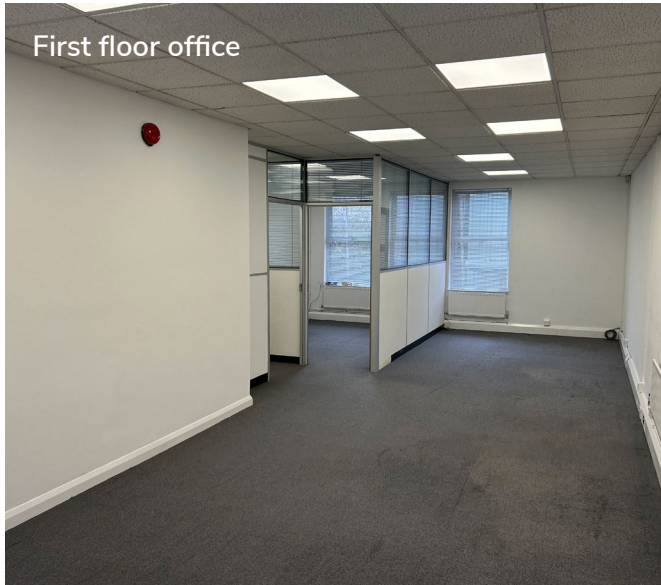
The subject property is situated within a mews style office development just 0.5 miles away from Bromley South Railway Station and the high street. The mews is located at the end of Wimpole Close, accessed from Stanley Road and Masons Hill. Masons Hill leads onto Bromley Common (A21) which is the main arterial road between Bromley and Locksbottom, and Holmesdale Road which leads to Bickley.

In terms of public transport Bromley South Railway Station provides a frequent and direct service to several key locations in London and Kent.

Swanley 🚆 10 mins	Catford 🚆 12 mins	Orpington 🚆 12 mins
London Victoria 🚆 18 mins	Sevenoaks 🚆 32 mins	London Blackfriars 🚆 36 mins

## Service Charge

A service charge of £1,431 per annum is payable which covers insurance, maintenance, repairs, lighting, gates, CCTV maintenance and accountancy fees.



## Business Rates

The rateable value for each floor is as follows. Small business rate relief may apply if the offices are let separately and dependent on the business occupying. Interested parties are advised to carry out their own due diligence in this regard.

Ground floor - The rateable value is c.£11,000pa, and therefore £5,500pa is understood to be payable.

First floor - The rateable value is c.£11,250pa, and therefore £5,625pa is understood to be payable.

Second floor - The rateable value is c£11,750pa, and therefore £5,875pa is understood to be payable.

## Terms

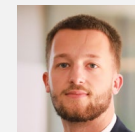
Guide Price £525,000 for the freehold interest, subject to vacant possession. We understand VAT is not applicable.

## Further Information

Internal and external images, floorplans and the EPC are available upon request.

## Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



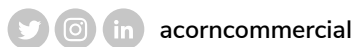
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