



# Bencewell Business Centre, Oakley Road, Keston, Kent BR2 8HG

5,742 SQFT  
COMMERCIAL BUILDING

GUIDE PRICE  
£750,000 F/H

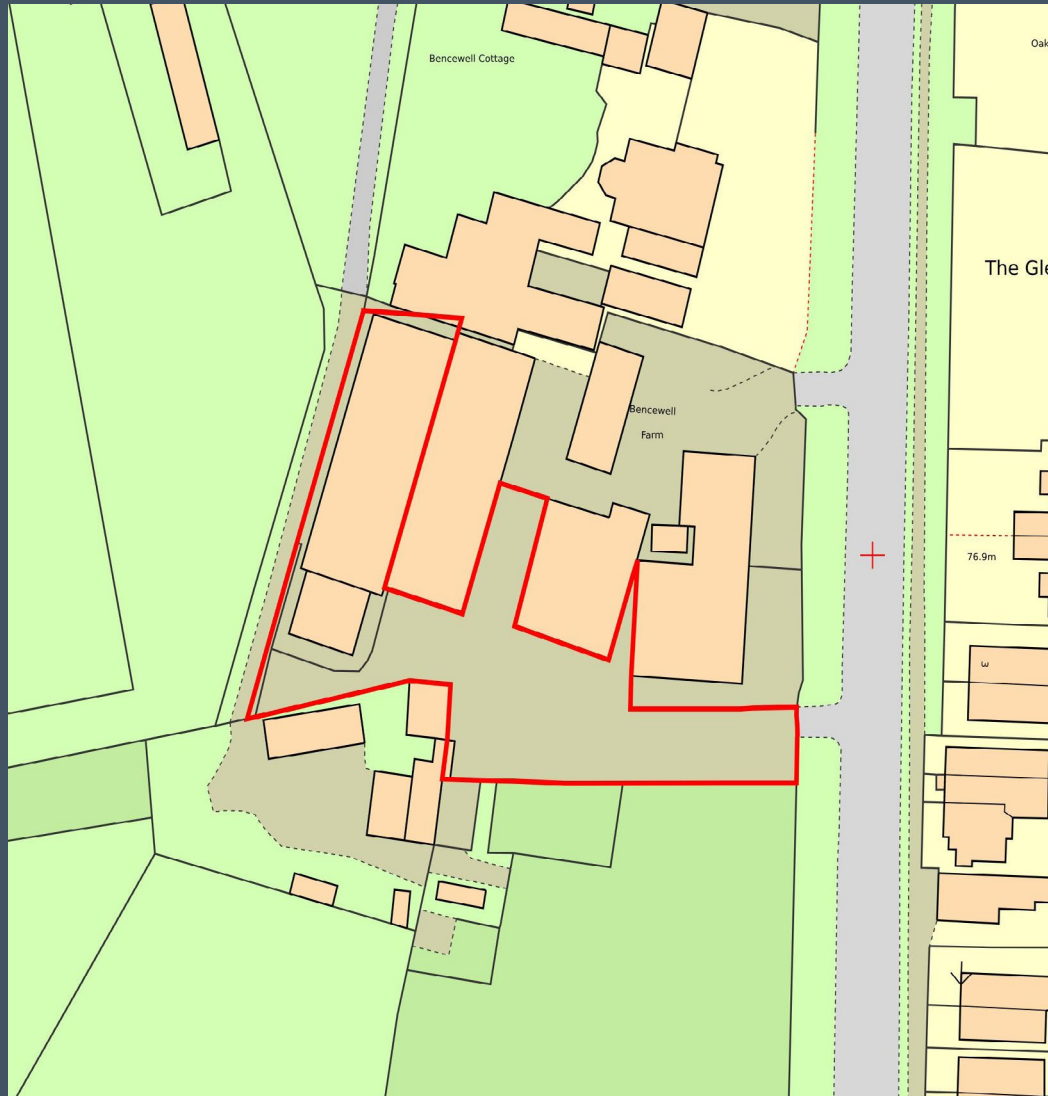


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# Summary

- Commercial property of 5,743 sqft plus 967 sqft loft on 0.37acre site
- Fully let and producing a gross income of £125,900pa + VAT and net income of c.£88,310.36pa + VAT after running costs.
- Can be purchased fully or part let or with vacant possession
- 23 parking spaces
- OIEO £750,000 F/H





## Description

The property is a former agricultural building that has been converted into 12 office suites located over ground, lower ground and mezzanine floors which is currently running as a business centre [www.bencewellbusinesscentre.co.uk](http://www.bencewellbusinesscentre.co.uk).

At ground floor level there is a main reception area, communal hallway, 5 offices, print room, meeting room, communal kitchen, WC (accessible) and staircase leading to attic storage. At lower ground floor level there is a large open plan office containing 2 internal management offices/meeting rooms. The mezzanine level has a further 5 offices leading off a communal hallway. Externally there is a level concrete car park with parking for up to 23 vehicles. The property benefits from central heating throughout with the units having air cooling. The offices each have their own phone lines with fibre optic cables.

The current gross rental income and service charge the property is producing is £125,900pa. + VAT. Following Landlord disbursements for utilities (business rates, gas, water, electricity, maintenance and insurance) the net income level is c.£88,310.36pa + VAT which represents a net investment yield of 11.77%. 10 of the 11 offices are let by way of licence agreement with a 3 month Landlord termination clause. The lower ground office is on a 3-year lease running from 1st July 2024-30th June 2027. There may be the possibility to end this sooner if the buyer wishes. Each tenant has put down a 3 month deposit with rent being paid in advance. The property also has a good sized loft at the front of the building which is being used for storage.

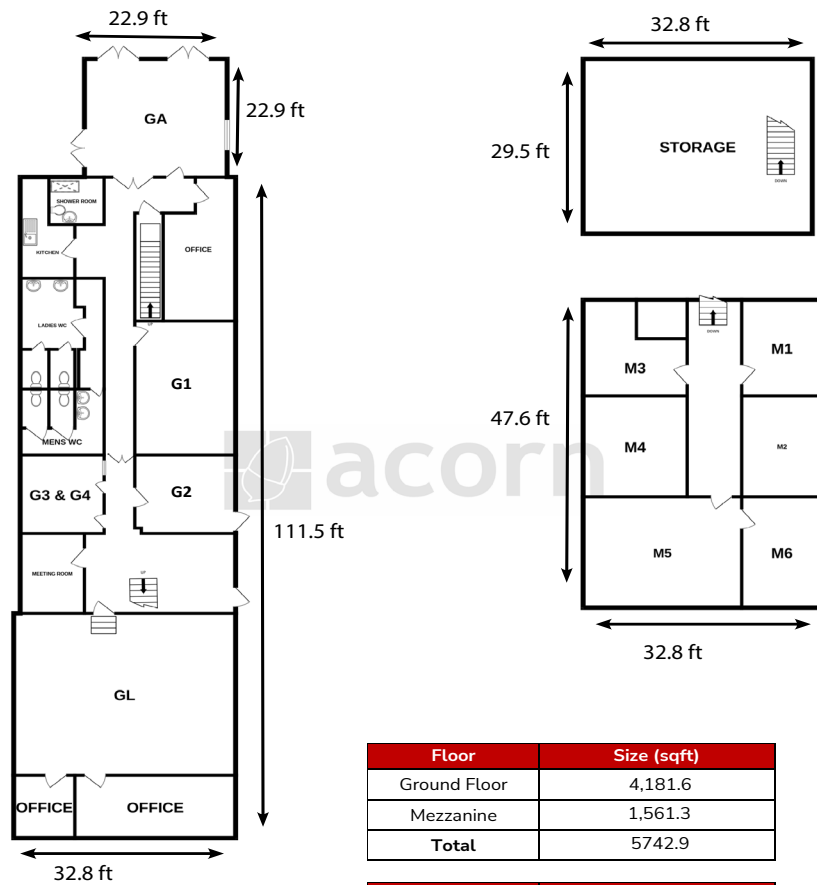
Purchasers have the opportunity to acquire the building as an investment or to operate their business from part or all of the property to suit the amount of space they require, whilst benefitting from rental income.

Tenant	Floor	Unit	Size (sqft)	Tenancy Start Date	Tenancy End Date	Income	Rent & Service Charge (pcm) Excluding VAT	Rent & Service Charge (pa) Excluding VAT	Parking	
Ultimate Construction	Lower Ground	GL	1,457	Sep-23	Lease - 3 years from 1st July 2024	Rent & Services	£3,333.33	£39,999.96	8	
Equip Training	Virtual Office	Virtual Office	-	-	-	Rent	£40.00	£480.00	-	
Uterior Ltd	Virtual Office	Virtual Office	-	-	-	Rent	£60.00	£720.00	-	
Excel Property Works	Ground	GA	231.8	Sep-12	Licence - 3 months notice	Rent	£1200.00	£14,400.00	2	
						Services	£80.00	£1,152.00		
Keston Builders Merchants	Ground	G1	274.8	Oct-23	Licence - 3 months notice	Rent	£400.00	£4,800.00	1	
						Services	£45.00	£648.00		
Fost & Co Ltd	Mezzanine	M1	210.7	Feb-23	Licence - 3 months notice	Rent	£450.00	£5,400.00	1	
						Services	£40.00	£576.00		
Mackley Homecare	Mezzanine	M3	248.5	May-17	Licence - 3 months notice	Rent	£450.00	£5,400.00	1	
						Services	£40.00	£480.00		
R I Works Ltd	Mezzanine	M2, M4 & M5	836.3	Jun-24	Licence - 3 months notice	Rent	£2,666.66	£31,999.92	8	
						Services	£280.00	£3,360.00		
JGC Trading Ltd	Ground	G2		Sep-24	Licence - 3 months notice	Rent	£533.34	£6,396.00		
Uterior Ltd	Ground	G3&G4	183.7	May-15	Licence - 3 months notice	Rent	£300.00	£3,600.00	1	
						Services	40.00	£480.00		
SureCare Bromley	Ground	(G3/G4)	161	Feb-21	Licence - 3 months notice	Rent	533.34	£6,400.08	1	
Total								£10,491.67	£125,900.00	

The Property

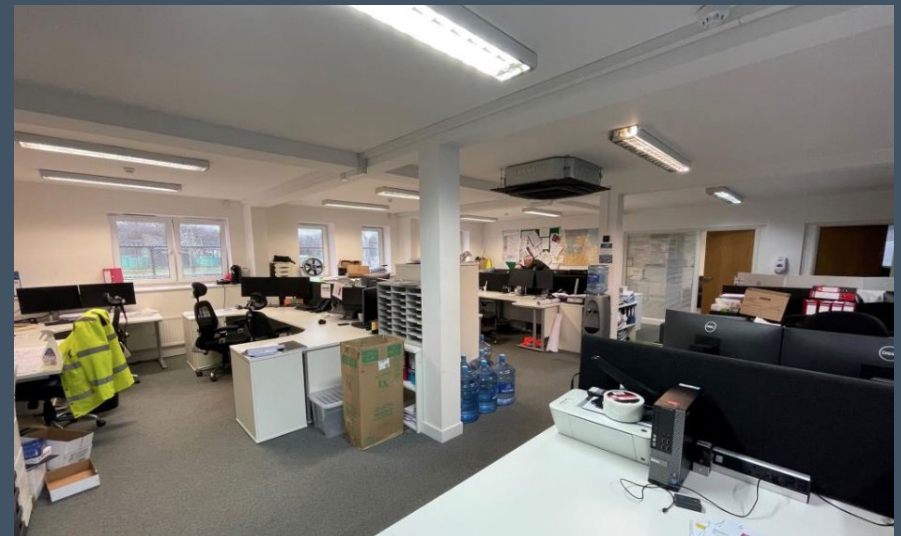
Location

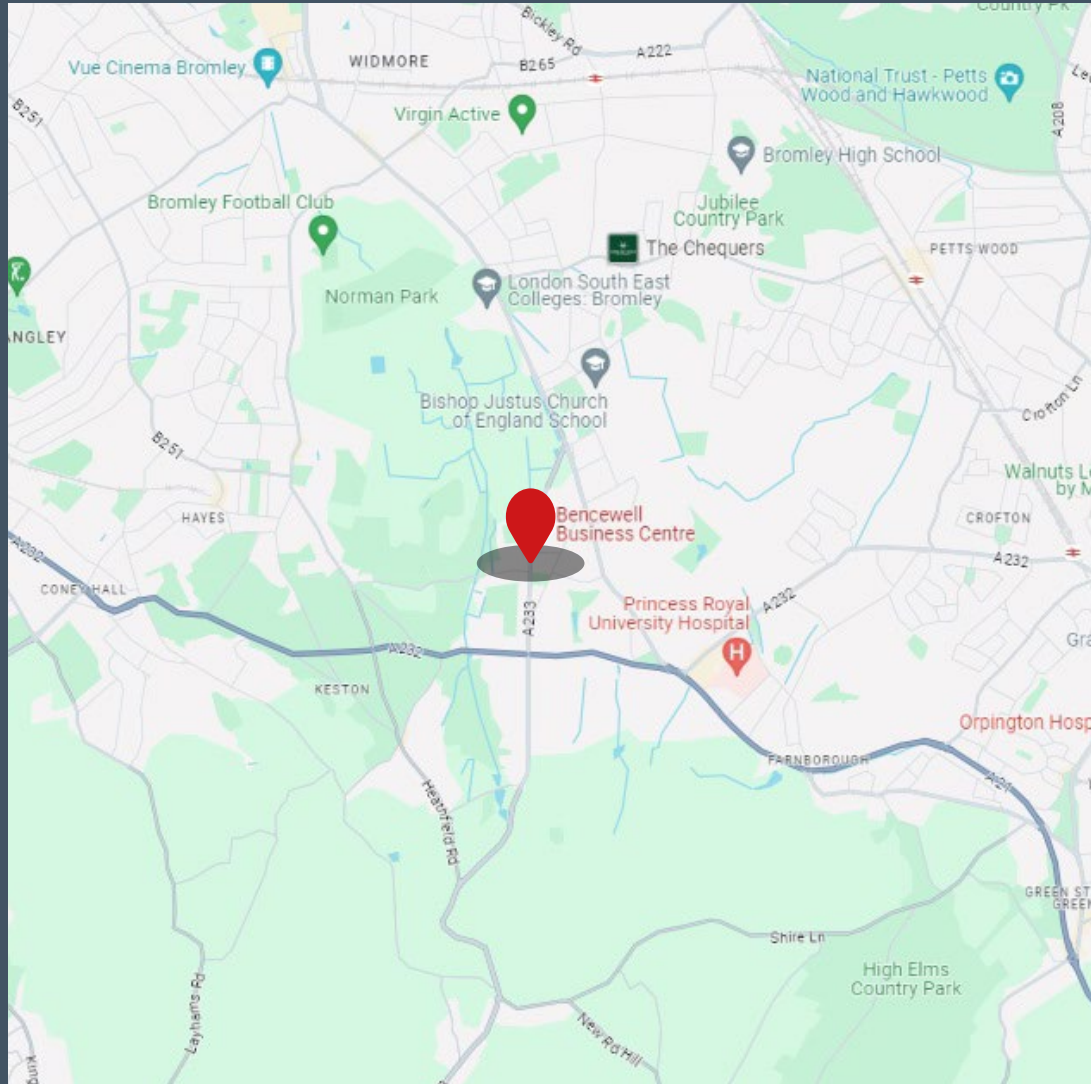
Terms



Floor	Size (sqft)
Ground Floor	4,181.6
Mezzanine	1,561.3
<b>Total</b>	<b>5,742.9</b>

Floor	Size (sqft)
Loft	967.6





## Location

The property is located on the A233 Oakley Road between Keston and Bromley Common. The neighbouring units at Bencewell Farm are predominantly occupied by light industrial operators and Holmesdale Football Club is located to immediate west of the property. The nearest train station to the property is Orpington Station (2.7 miles) that operates regular direct services to both Central London and outlying areas. TFL Bus Stop for Route 320 (Biggin Hill Valley to Catford Bridge Station) is just a 1 minute walk from the property. London Biggin Hill private airport is located 3.2 miles from the property.

## Planning

Bromley Council planning records indicate the most recent approved planning application for the property is dated October 2006 for 'Cladding of front and side elevation with corrugated sheeting and change of use from pond showroom and breeding of fish to office and display area' (planning reference 06/03021/FULL3).

## EPC

The EPC Rating for the premises is band C. Click [here](#) to view.

# Terms

Offers in excess of £750,000 are sought for the freehold interest. VAT is being charged on rental income. VAT will be chargeable on the sale price. It is likely the property will be able to be sold by way of a TOGC (transfer of going concern).

# Further Information

The title, title plan, floorplans, car park plan, monthly rental spreadsheet and additional images are available upon request.

# Business Rates

According to the summary valuation effective 1st April 2023, the ratable value of the premises is currently £47,750 per annum. Payable Business Rates are therefore approximately £23,875 per annum. Interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

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



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