



BAXTER PHILIPS
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**TOWN CENTRE PURPOSE BUILT OFFICES
TO LET**

**1ST, 2ND & 3RD FLOORS
KELSEY HOUSE
BECKENHAM
BR3 1AN**

LOCATION:

The subject premises are located within a landmark building, located fronting Beckenham High Street (A22) close to its junction with Manor Road. Beckenham forms a major urban town centre within the London Borough of Bromley offering excellent retail facilities including such occupiers as Marks & Spencer, Sainsbury's, Superdrug, Boots and many others. The area is well served by public transport with Beckenham Junction Railway Station within a few minutes walk offering frequent services to London termini.

DESCRIPTION:

The premises form the entire 1st, 2nd and 3rd Floor offices being predominantly open-plan but providing a mixture of boardrooms and further meeting rooms. The offices are currently in second hand condition and offer such amenities as follows:-

- Suspended ceiling with Cat. II lighting
- Fully carpeted
- Excellent natural light via double glazed elevations
- Lift
- Car parking to be confirmed

ACCOMMODATION:

The premises provide the following net internal areas:

1 st Floor	2,149 sq ft – 199.64 sq m
2 nd Floor	2,149 sq ft – 199.64 sq m
3 rd Floor	2,060 sq ft – 191.37 sq m

Total Floor Areas: 6,358 sq ft - 590.65 sq m

TERMS:

Available by means of a new lease to be granted for a period to be agreed but with provision for regular rent review being fully repairing and insuring in effect, administered via service charge.

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

RENT:

£17.50 per sq ft for each floor

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

RATES:

RV 2017

£TBC

UBR 2019-2020

48.0p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

EPC:

Rating: C-74

V.A.T.:

The terms quoted exclude any V.A.T. which our clients may have elected or be under a duty to impose.

VIEWING:

Strictly via sole agents:

Baxter Philips - Tel: 020 8313 9000

Subject to contract

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