INDUSTRIAL/BUSINESS UNIT TO LET

UNIT 3, ASHGROVE INDUSTRIAL ESTATE BROMLEY BR1 4JW

LOCATION:

The subject premises are located on an estate of similar styled industrial & business units accessed via Ashgrove Road Close to its junction with Bromley Hill (A21). The major district town centre of Bromley is approximately one mile to the south and offers a range of excellent retail, office and leisure facilities. The area is well served by public transport with Ravensbourne Railway Station approximately ½ mile away plus numerous bus routes serving Bromley to the south and Catford/Lewisham to the north.

DESCRIPTION:

The unit forms a modernised industrial unit benefiting from 2 car parking spaces, a floated concrete floor, strip lighting, twin WC, excellent natural light, alarm systems installed, gas fired central heating, 3 Phase power, CCTV system and loading access. The unit also benefits from a mezzanine first floor, currently providing office, showroom and kitchen facilities.

ACCOMMODATION:

The premises afford the following Gross Internal Areas (GIA) and dimensions

Ground floor width	25' 2"	
Ground floor depth	67' 8"	
	1,702 sq. ft.	- 158.11 sq. m.
First floor mezzanine		
Width	15' 4"	
Depth	68' 7"	
	1,051 sq. ft.	- 97.63 sq. m.
Total area	2,753 sq. ft.	- 255.75 sq. m.

TERMS:

Available to let by means of a new full repairing and insuring lease to be granted, length by negotiation but with provision for regular rent review.

RENT:

£24,250 per annum exclusive

SERVICES:

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

RATES & EPC:

RV 2017   £5,100
UBR 2019-2020   49.1p in the £
Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at
https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief
EPC *Rating: C-75*

V.A.T.:

VAT is applicable

VIEWING:

Strictly via sole agents
Baxter Philips Tel: 020 8313 9000

Subject to contract