



Unit 6

Bromley Industrial Centre, Bromley, BR1 2WD

Modern industrial unit available to Let

5,319 sq ft
(494.15 sq m)

- Available Immediately
- Located on established industrial estate
- 4.1m Eaves height
- Electric roller shutter
- 9 Designated parking spaces & loading
- Strong connectivity to the A20, A21 & A25

Summary

Available Size	5,319 sq ft
Passing Rent	£137,065 per annum
Rates Payable	£42,319 per annum
Rateable Value	£76,250
Estate Charge	TBC
EPC Rating	C

Location

The property is located on Waldo Road Industrial Estate in Bromley. Waldo Road provides direct access to the A21, which in turn offers strong connectivity to the A20 and A25, providing onward access to the wider South East London and Kent road networks with junction 4 of the M25 approximately 8 miles away.

The location is well suited to distribution, trade counter and light industrial occupiers. The estate is home to a number of established industrial and trade occupiers, including Toolstation and Screwfix.

Description

The property comprises a steel portal frame with an eaves height of 4.1m and a maximum roof apex height of 7.5m in the warehouse area. Internally, the warehouse benefits from a concrete floor, suspended fluorescent lighting and a mezzanine floor. Access is via a roller shutter door. Includes three phase power and a gas supply.

There is a ground floor showroom/trade counter area with offices, together with additional first floor office space. The offices are fitted with suspended ceilings incorporating CAT C lighting, tiled flooring and perimeter trunking. Staff facilities comprise male, female and disabled WCs.

There are 8 car parking spaces, 1 disabled space and a loading area.

Accommodation

The accommodation comprises the following areas:

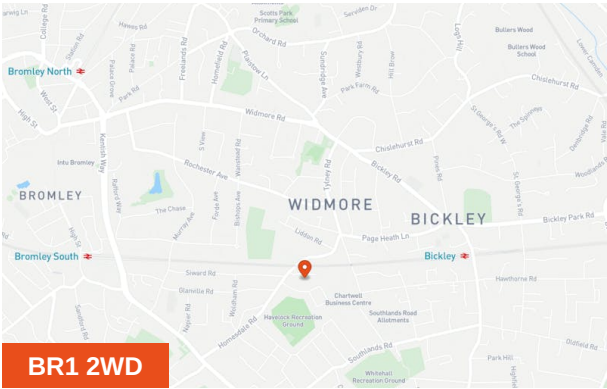
Name	sq ft	sq m
Unit - Total inc. Ground, Mez and offices	5,319	494.15
Total	5,319	494.15

Terms

Available by way of assignment of an existing lease expiring on 7th November 2034, with a tenant break option on 7th November 2029 (6 months notice).

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, if requested by the agents, the in-going tenant will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of exchange.



Viewing & Further Information

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