

## WELLS HOUSE BROMLEY

Lower Ground Floor 6,707 sq ft 1st Floor 6,971 Total 13,678



### ADDRESS

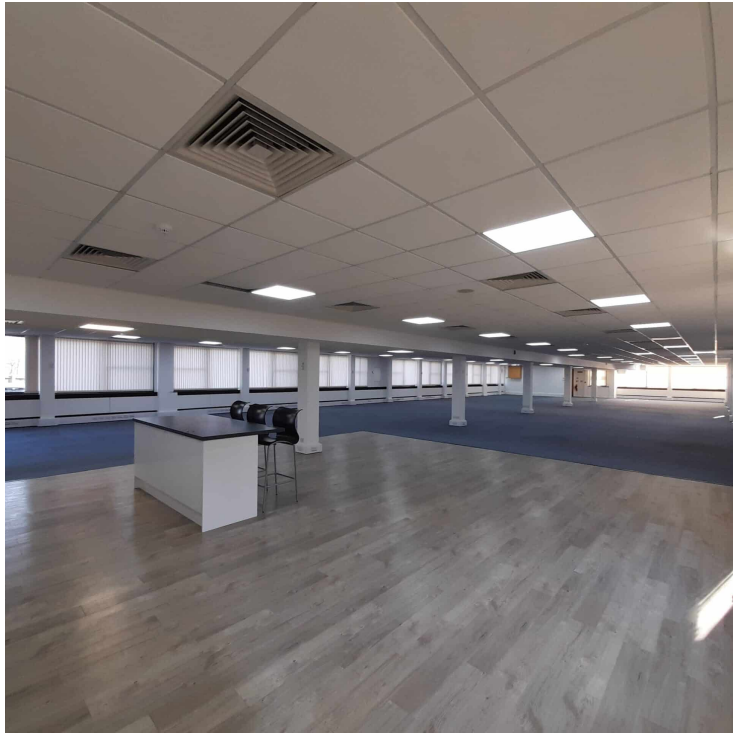
Wells House  
15-17 Elmfield Road  
Bromley  
BR1 1LT

### DESCRIPTION

Wells House is superbly located in Bromley town centre on Elmfield Road which runs parallel with the High Street and Kentish Way (A21). The accommodation benefits from good transport links with several bus routes serving the area. Bromley South railway station is nearby providing train services into London Victoria with a journey time of approximately 15 minutes.

The property comprises of a modern purpose-built office building with the available accommodation being arranged over first and lower ground floors. Consideration will be given to sub-dividing the floors into smaller units.

Dated: 06/06/2026



## SPECIFICATION

- Impressive Reception area
- Double glazed windows
- Passenger lifts
- Male & female WCs
- Perimeter trunking
- Central heating
- Suspended ceilings with LED lighting
- Car parking available (1 space per 1,000 sq ft occupied)

**Tenure** Short term leases (five years maximum) immediately available

**Rent** £25 per sq ft per annum exclusive

**Service Charge** £5.50 per sq ft per annum (May 2024)

**Rates** To be reassessed (Estimated 2025 / 26 £12 per sq ft)

**Size** Lower Ground Floor 6,707 sq ft  
1st Floor 6,971 Total 13,678

## CONTACT

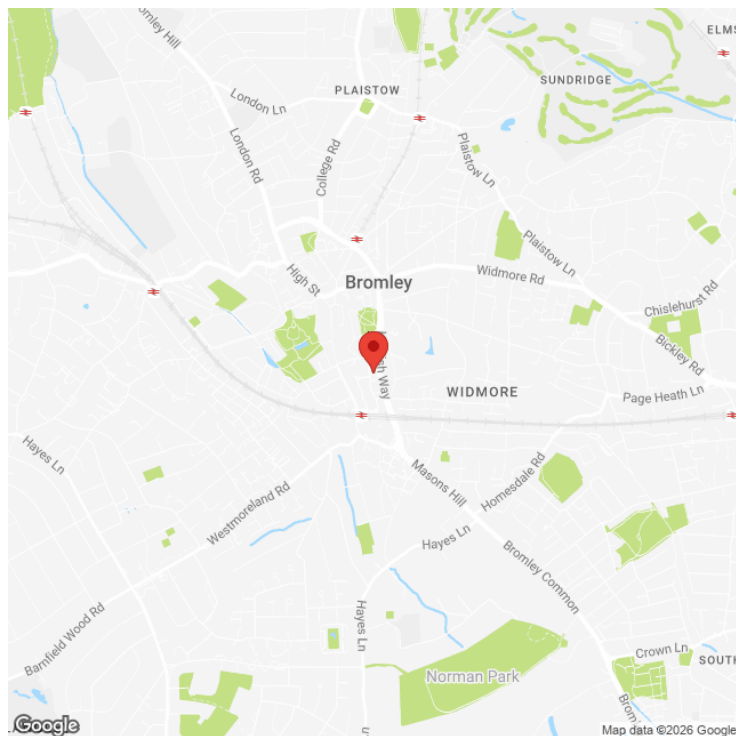
**Mike Lewis**

FRICS

**T** 01732 227902

**M** 07889 361427

**E** [mike.lewis@michaelrogers.co.uk](mailto:mike.lewis@michaelrogers.co.uk)



Dated: 06/06/2026

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ