

# TO LET



**2A FIELDING LANE, Bromley BR2 9FL**

**Self-Contained Office Building Refurbished to a Grade A Standard**

**Secure on-site parking for 10 cars    3,302 sq ft / 306.76 sq m**

**Michael Rogers**



## 2A Fielding Lane, Bromley BR2 9FL

Self-contained office building refurbished to a Grade A Standard 3,202 sq ft / 306.76 sq m

Viewing – 01732 740000 Mike Lewis t. 01732 227902 m. 07889 361427 e. [mike.lewis@michaelrogers.co.uk](mailto:mike.lewis@michaelrogers.co.uk)



**RENT | Upon Application**

### LOCATION

A unique opportunity to acquire superbly refurbished office space with 10 secure parking spaces. The A21 is located immediately behind the property providing easy access to the South Circular Road, the M25 and southern motorway network. 2A Fielding Lane is within a ten-minute walk of Bromley South station which offers fast and frequent train services into central London. The area is also well served by bus routes.

Bromley town centre with its renowned shopping and leisure facilities is close by.

### ACCOMMODATION

Ground / First and Second floors: 3,302 sq ft / 306.76 sq m

**RATES** RV £56,000 (April 2023 assessment.)

We recommend interested parties make their own enquiries with Bromley Council.

### TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of ten years.

### VAT

To be charged at the prevailing rate

### EPC

The property has a rating of B – 27.

### LEGAL COSTS

Each party to bear the landlord's legal fees.



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### DESCRIPTION

2A Fielding Lane comprises a three-storey self-contained office building originally constructed in 2008 to a high standard. The property has recently undergone comprehensive refurbishment to provide a Grade A specification.

### AMENITIES

- Secure parking for 10 cars
- 3 pipe air-conditioning on each floor (providing heating & cooling)
- Fully wired to CAT 5e standard
- RJ45 sockets throughout
- CCTV
- Bicycle storage area
- Suspended ceilings with LED lighting
- Fully carpeted
- Male & female WCs
- Disabled compliant WC (ground floor)
- Shower room
- Open plan layout
- Double glazed windows
- Underfloor trunking



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