

26

ELMFIELD
Bromley
BR1 1LR
ROAD



5,909 to 23,690 sq ft

Refurbished Grade A Offices TO LET

26 ELMFIELD ROAD

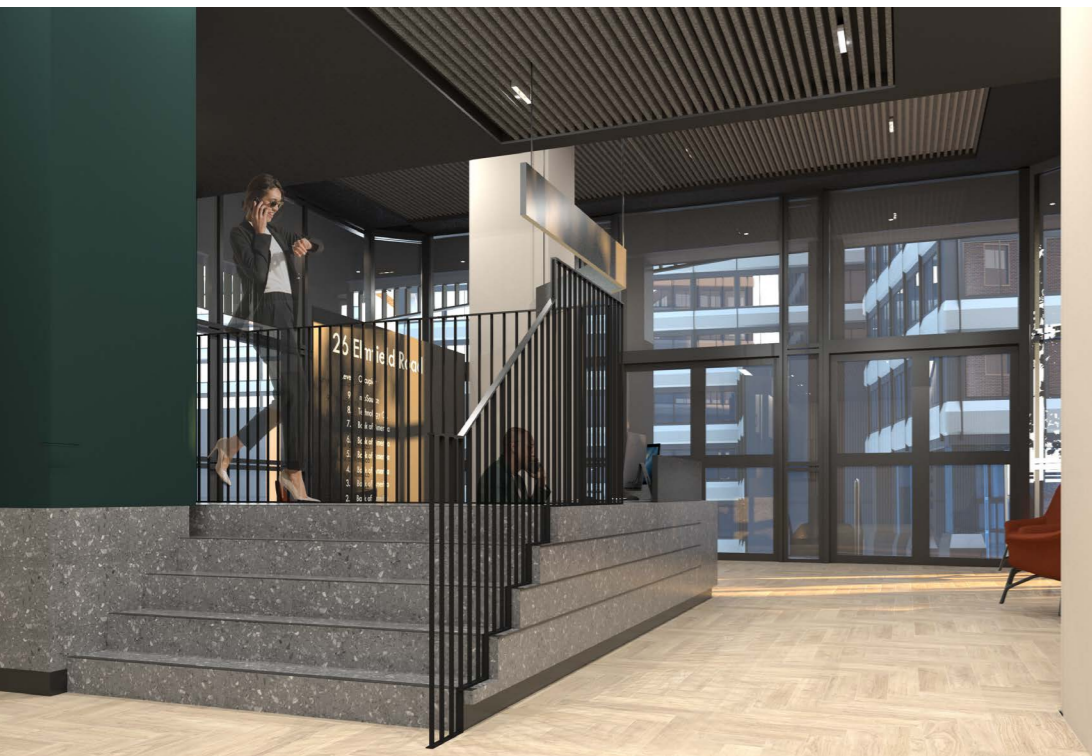
Bromley BR1 1LR

26 Elmfield Road is a landmark office building in Bromley offering 23,690 sq ft of fully refurbished Grade A accommodation with excellent views. The refurbishment will deliver a prestigious expanded reception area with new facade, creating a powerful sense of arrival.

Available for possession end Q2 2024.



CGIs of new reception area



The building will benefit from the following specification:



Fully refurbished to Grade A standard



Air conditioning



Underfloor/perimeter trunking (with some raised floors)



Double glazing



New End of Journey facilities



Male and female WCs on every level



3 x 10 person passenger lifts



24 hour security



Targeting EPC B



The new
Bromley
Civic Centre

Waitrose

Bromley South Station



Bromley
High Street

Bromley
Park

Churchill
Theatre

The Glades
Shopping
Centre

The
Pavilion

Queens
Gardens

THE GLADES
PUBLIC
PARKING

THE MALL
PUBLIC
PARKING

ELMFIELD ROAD

A21 KENTISH WAY

LOCATION

Situated within the heart of Bromley town centre with unrivalled transport links, **26 Elmfield Road** is just a **3 minute walk from Bromley South Station** which provides services to **London Victoria in 18 minutes**.

The property is also an easy walk to Bromley North Station which offers services to London Bridge in 30 minutes and Charing Cross in 40 minutes.

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ELMFIELD
ROAD



KEY FEATURES



To be fully refurbished to Grade A standard



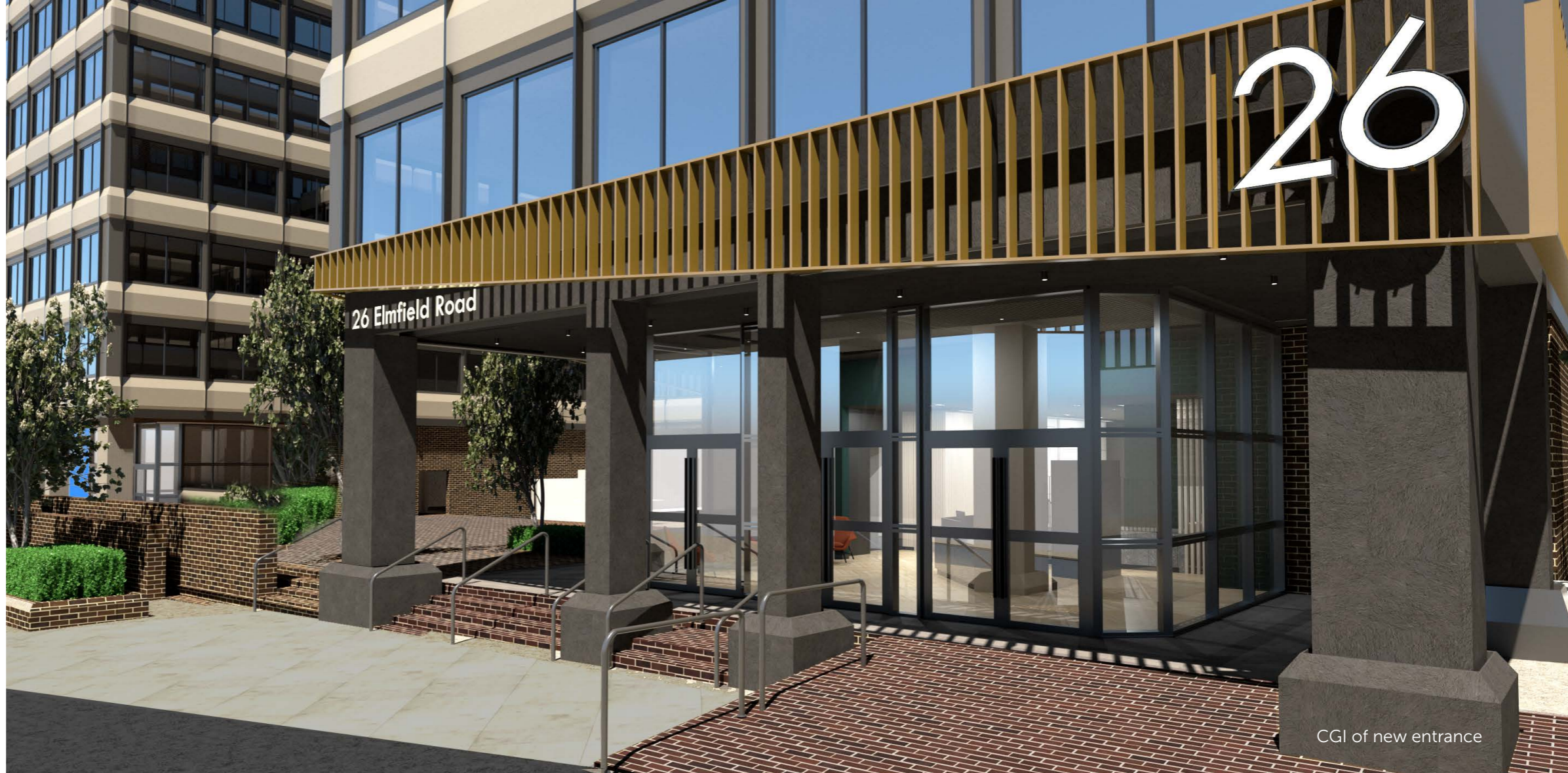
Major reconfiguration and upgrade of reception area



Upper floors with fantastic far reaching views



New VRF air conditioning



CGI of new entrance



Bromley is a town rich in amenity with a wide offering of high quality retail, leisure and F&B facilities.

The Glades shopping centre and the surrounding area offers a range of retail amenities with everything from luxury fashion brands to high street favourites. Stores include: Marks & Spencer, H&M, Boots, Apple and Ted Baker.

Bromley boasts a choice of cafés, bars and restaurants all within minutes walking distance of each other in the town centre including: GAIL's Bakery, Caffé Nero, ITSU and Wagamama.





CGI of on site car park and bicycle store

Generous new End of Journey facilities are to be constructed in the undercroft of the building. This provides new showers, lockers, drying room and secure cycle storage, connecting directly into the building core and lifts to all floors.

Example CGIs of areas of planned renovation



ACCOMMODATION

The accommodation comprises the below areas:

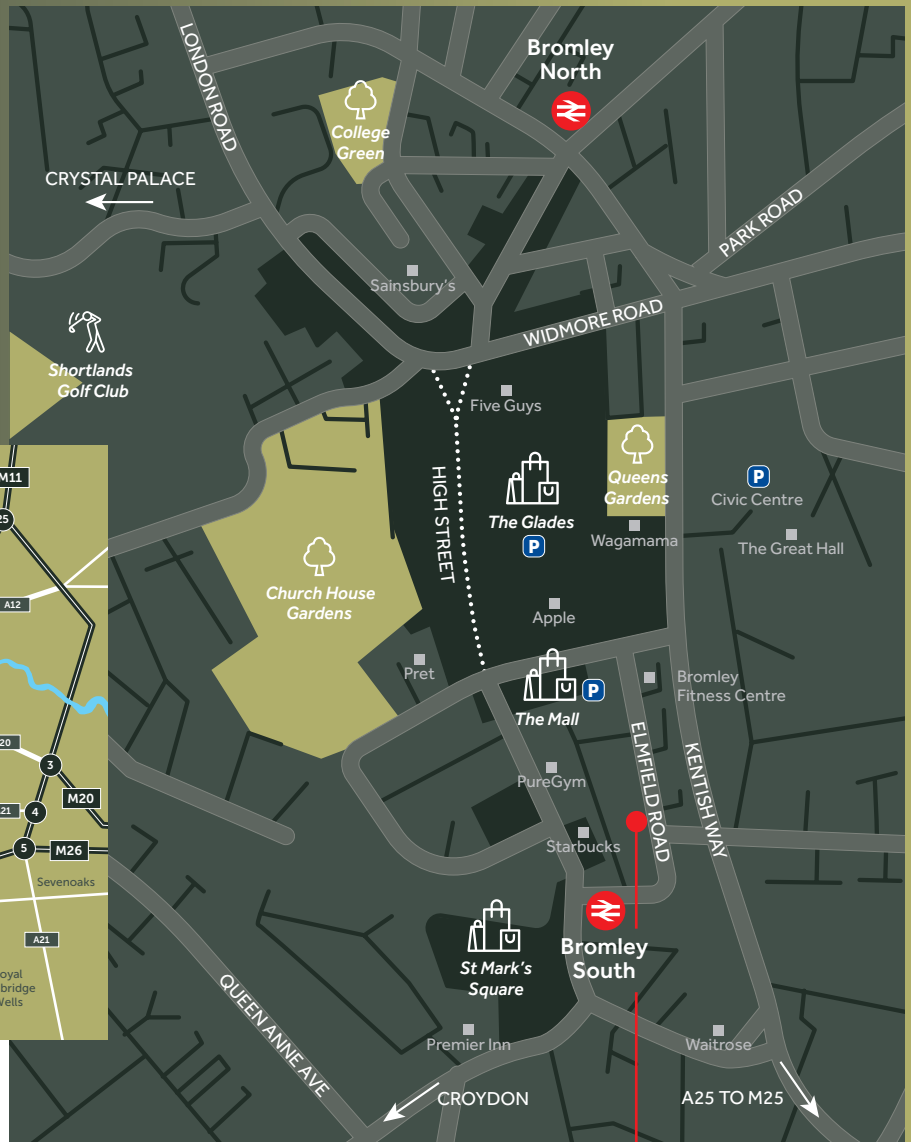
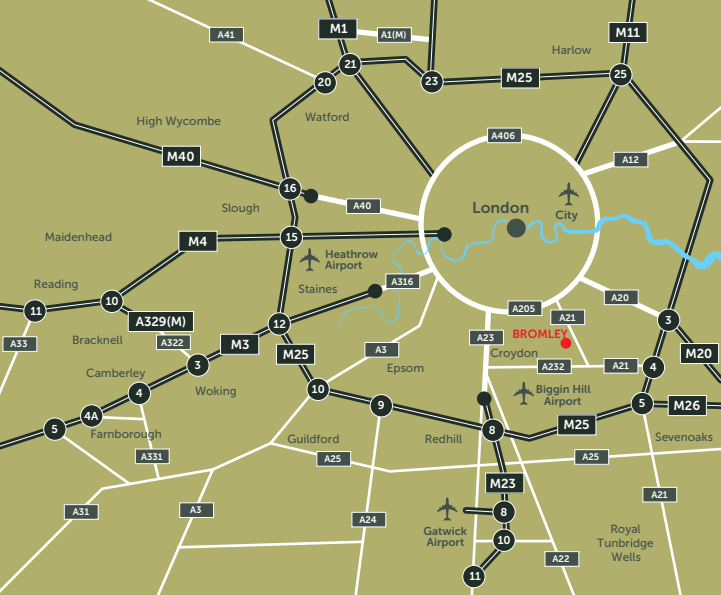
Floor	sq ft	sq m	Availability
9th	5,909	549	TO LET
8th		LET	
7th	5,927	550.6	TO LET
6th	5,927	550.6	TO LET
5th	5,927	550.6	TO LET
4th		LET	
3rd		LET	
2nd		LET	
1st		LET	
Ground		LET	
TOTAL	23,690	2,200.9	TO LET



STRATEGICALLY POSITIONED

Journey times by road:

M25, J4 20 mins
 Central London 40 mins
 London City Airport 40 mins
 Gatwick Airport 45 mins



SAT NAV: BR1 1LR

26

ELMFIELD ROAD

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