

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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MODERN OFFICE BUILDING **FOR SALE**

PART OF A MODERN DEVELOPMENT LOCATED JUST OFF MASONS HILL IN SOUTH BROMLEY

42-44 PROSPECT PLACE **BROMLEY BR2 9HN**

LOCATION

The property is a modern development situated just off Masons Hill close to Bromley South. Bromley offers facilities which include the Glades Shopping Centre, Churchill Theatre and has numerous bus routes and nearby overground train station giving the area easy access from several areas.

DESCRIPTION

The property comprises a modern two storey office building with two underground car parking spaces and a further car parking space at ground level. Internally the premises are fitted out with cassette air conditioning/heating, mid height perimeter trunking, carpeting, disabled WC and separate kitchenette facility. The front entrance has a full height glazed atrium.

ACCOMMODATION

Ground Floor	39.29 m ²	423 ft ² (approx)
First Floor	39.29 m ²	423 ft ² (approx)
Kitchenette	3.62 m ²	39 ft ² (approx)
Total	82.21 m ²	885 ft ² (approx)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The premises are available freehold with vacant possession upon completion.

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

PRICE

Offers are sought in the region of **£390,000** (three hundred and ninety thousand pounds).

RATES

Rateable Value	£12,000
UBR 2008-2009	45.8p in the £
Rates payable	£5,496 (approx)

V.A.T.

All rental and capital figures quoted within these details are exclusive of VAT and VAT will be payable on these premises.

SUBJECT TO CONTRACT