

## LEONARD HOUSE BROMLEY

3rd Floor 3,424 sq ft (318.08 sq m) 2nd Floor 4,200 sq ft, 1st Floor 1,700 sq ft (to be confirmed)



### ADDRESS

Leonard House  
7 Newman Road  
Bromley  
BR1 1RJ

### DESCRIPTION

**Modern Town Centre Office with 9 parking spaces** Bromley is a major district centre offering excellent transport links, retail and leisure facilities. Leonard House is located at the northern end of Bromley town centre within 200 metres of Bromley North railway station. The property is situated just off the town centre relief road (A21) allowing good access to Lewisham, Central London and the M25. Fast and frequent train services into London Victoria are available at Bromley South railway station.

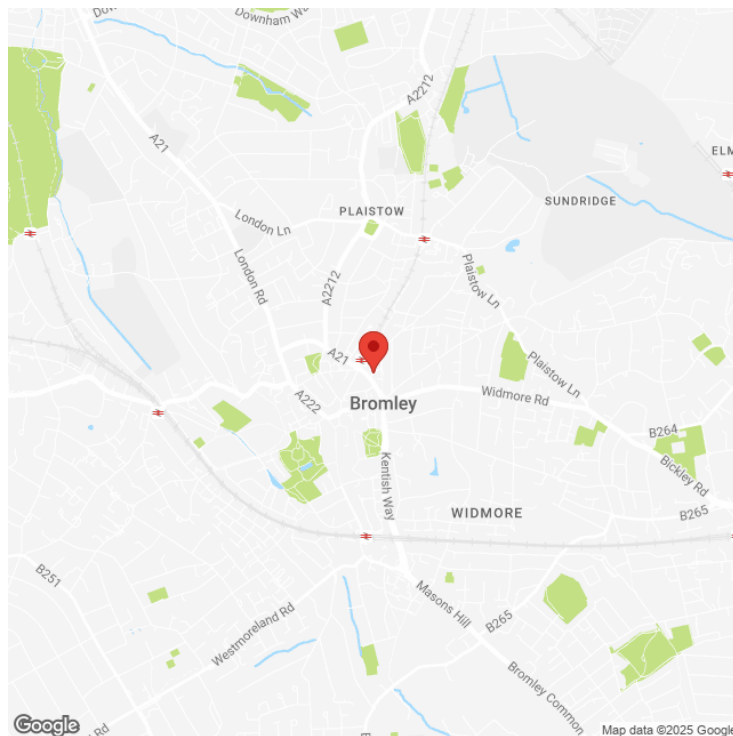
Leonard House is a purpose built self-contained office building. Suites are available on the first, second and third floors.

Date: 03/04/2025



## SPECIFICATION

- Full access raised floors
- Open plan with some demountable partitioning
- Restyled reception area
- Full gas fired central heating
- Suspended ceilings with CAT II fluorescent lighting
- Mechanical air & extractor ventilation
- Double glazed windows
- 13 person passenger lift
- Male & Female WCs
- Kitchenette
- 3rd floor 9 car parking spaces
- 1st floor 4 car parking spaces



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|-----------------------|--|
| <b>Tenure</b>         | To let on a new full repairing & insuring lease for a term to be agreed and with provision for regular rent review |
| <b>Rent</b>           | On application   |
| <b>Service Charge</b> | £4.95 per sq ft payable (year end December 2023)   |
| <b>Rates</b>          | To be reassessed - estimated at £10 per sq ft payable 2024)  |
| <b>Size</b>           | 3rd Floor 3,424 sq ft (318.08 sq m) 2nd Floor 4,200 sq ft, 1st Floor 1,700 sq ft (to be confirmed)                 |

## CONTACT

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Dated: 03/04/2025

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