A picture containing sky, outdoor, building, road

Description automatically generated

**TO LET**

A picture containing text

Description automatically generated

**LEONARD HOUSE, 7 Newman Road, Bromley BR1 1RJ**

**Modern Town Centre Office – 9 Car Parking Spaces**

**3,424 sq ft (318.08 sq m)**

**Oaks House, 16-22 West Street, Epsom, KT18 7RG**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **RENT | On application**  **LOCATION**  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 town centre relief road (A21) is just off Newman Road allowing good access to Lewisham, Central London and the M25. Fast and regular services to London Victoria are available at Bromley South railway station with a journey time of approximately 15 minutes. Bromley North bus terminus is adjacent to the building.  **ACCOMMODATION**  3,424 sq ft ( 318.08 sq m)  **RATES**  Rateable Value – To be advised.  We recommend interested parties make their own enquiries with Bromley Council.  **SERVICE CHARGE**  To be advised  **EPC**  D-76 | **DESCRIPTION**  Leonard House is a purpose built self-contained office building. The available office suite is situated on the third floor. The accommodation is open plan with some demountable partitioning.  **AMENITIES**   * 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 and extractor ventilation * Double glazed windows * 13 person passenger lift * Male & Female WCs * Kitchenette * 9 car parking spaces   **TENURE**  To let on a new full repairing & insuring lease for a term to be agreed and with provision for regular rent review.  **VAT**  Exclusive of VAT.  **LEGAL COSTS**  Each party to bear their own legal costs. |  |  |  |

A picture containing wall, indoor, building, floor

Description automatically generated

A picture containing indoor, floor, ceiling, room

Description automatically generated