

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

PRELIMINARY DETAILS

**PROMINENT D1 BUILDING TO LET
WITH CAR PARKING**

**25 BROMLEY ROAD
LONDON SE6 2TS**



Location :

Situated on the east side of Bromley Road (A21) at its junction with Culverley Road within easy walking distance of the shops, restaurants and transport links offered by Rushey Green and the town centre, 600m approx from Catford Bridge overground station. The A20 and A205 are within easy driving distance.

www.whitedrucebrown.com

020 7467 5997

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Description: This is an attractive brick built detached building with a large front drive suitable for a number of cars providing the following:-

Ground Floor 2,400sqft (223sqm).
1st Floor 1,152sqft (107.1sqm approx).
2nd Floor 768sqft (71.4sqm approx).

There are two further single storey detached buildings to the rear as follows:-

Building 2 338sqft (31.4sqm approx).
Building 3 424sqft (39.4sqm approx)

TOTAL: **5,082sqft (472.3sqm approx)**

Accommodation: The accommodation is divided into a number of bright rooms, serviced by a central staircase.

Use: The property has until recently been used as a social service and welfare building by The London Borough of Lewisham and therefore has a D1 (Educational) use.

EPC: Available on request.

Rent: Offers in the order of £55,000 pax

Rates: The rateable value is £9,700 pa

Lease: The property is available on a new full repairing and insuring lease for a term of 10 years or more with five yearly rent reviews.

Possession: The property is available upon completion of legal formalities.

Costs: Each sides costs to be borne by the respective parties.

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