



HOSKING
FRANCIS

Newly Fitted Out Office Space
For Sale
in Bromley

26-30 Scotts Road, Bromley, BR1 3QD

Newly Fitted Out Office For Sale

26-30 Scotts Road, Bromley, Kent, BR1 3QD

- A fantastic opportunity to acquire a newly fitted out office in Bromley which has been completely transformed by the current owner.
- Potential to divide into separate offices / business centre use.
- Situated in a secluded yet central Bromley location, the property offers a quiet and convenient working environment.
- The building extends to approximately 3,300 sqft (307 sqm) and has been comprehensively refurbished and tailored for modern business needs.
- Currently configured as a stylish open-plan workspace for 28 desks, with capacity for additional desks.
- Access to landscaped courtyard garden and off-street parking for two vehicles.
- Optional furniture and equipment package available to potential buyers.

Guide Price £1,000,000



020 8159 0500

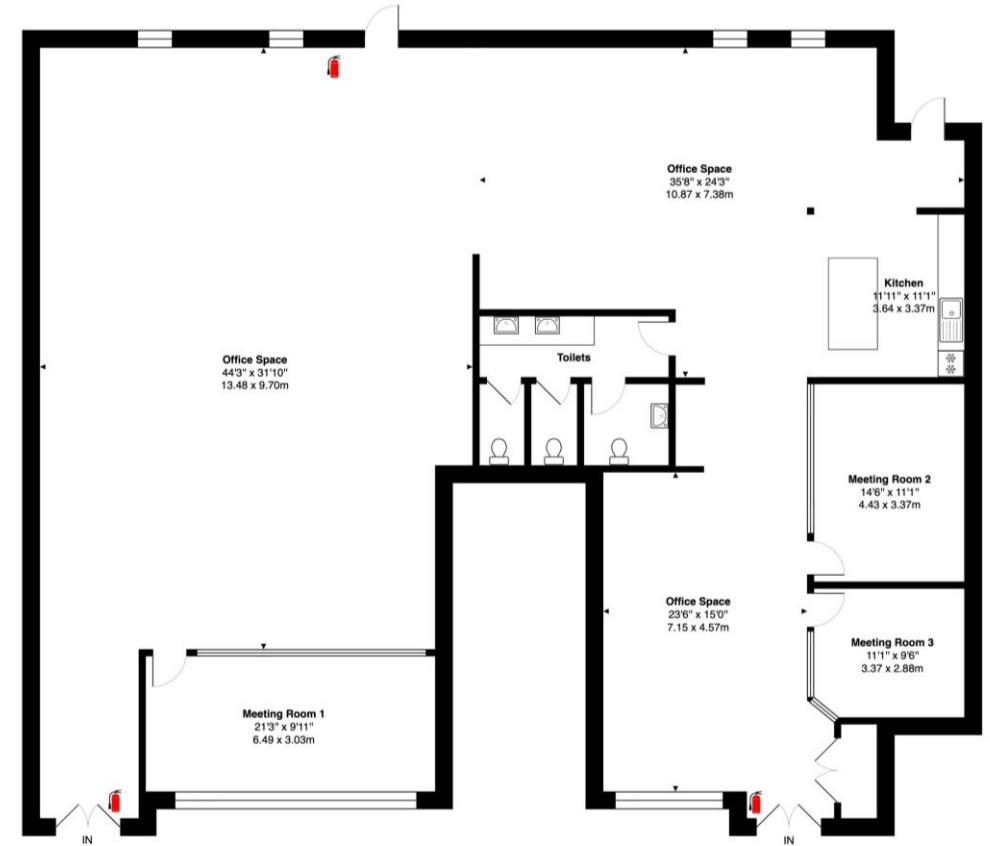
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Accommodation

The office space currently comprises:

- A welcoming reception lounge area with client seating, leading to a spacious open-plan office currently configured for 28 desks, with space for more.
- A dedicated boardroom, meeting room and director's office.
- Multiple creative breakout spaces, including a lounge with TV, arcade machines, and brainstorming areas.
- A fully equipped modern kitchen with island and bar stalls, plus 3 WCs, cloakroom and a storage/communications cupboard.
- Hardwired internet, 80" interactive screen, integrated monitors, air conditioning, and advanced lighting.
- Access to landscaped courtyard garden and off-street parking for two vehicles.
- Optional furniture and equipment package available for potential buyers.



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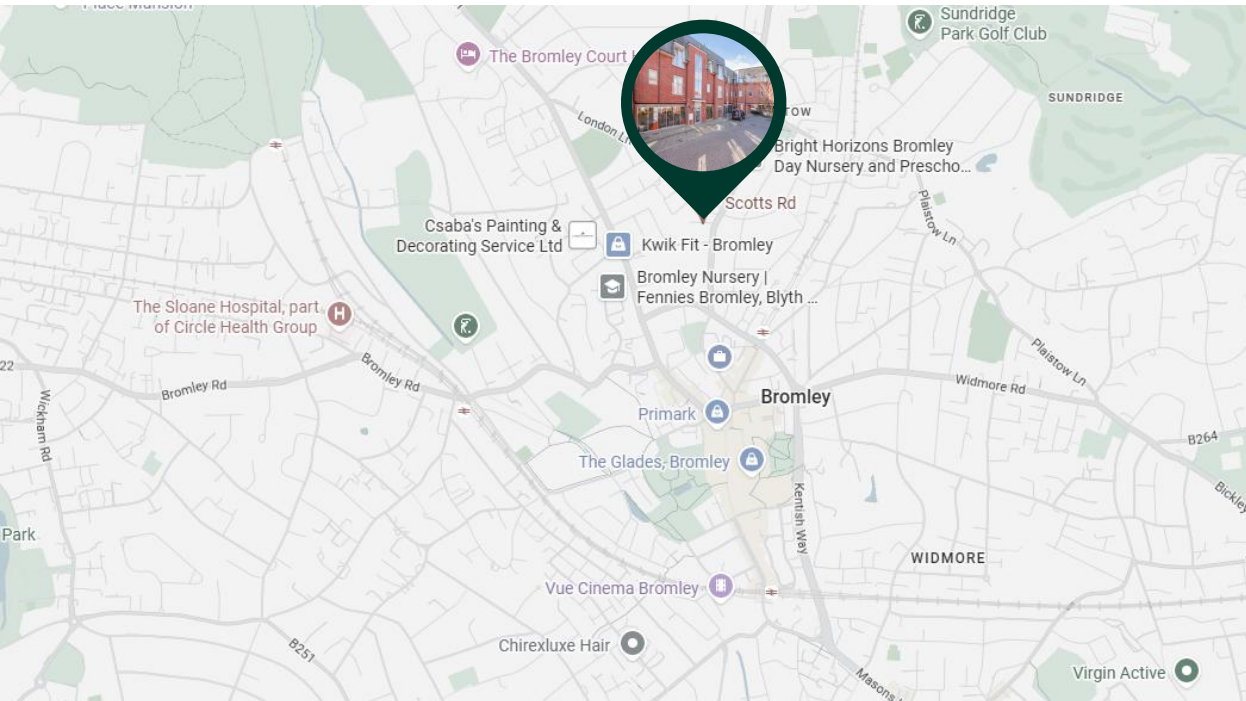
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The Location

The property is situated in a secluded yet central location in Bromley, offering a quiet but convenient working environment.

Bromley town centre is just a short walk away with a broad range of retail shops, dining options and business services, making it an ideal location for both client meetings and daily commuting.

Local Amenities

The Glades Shopping Centre is just a short walk away providing a range of well-known retail options such as M&S, Boots, Waterstones, Zara.

In addition to multiple restaurants and cafe options such as Wagamama, Caffe Nero, Itsu, adding to the convenience of the location.

Again, making this an ideal location for meeting clients or commuting for staff.

Transport Links

Both Bromley North and Sundridge Park railway stations are within 0.4 miles providing direct links via Grove Park to London Bridge, Waterloo East, Charing Cross and Cannon Street.

Bromley South railway station is within 0.9 miles offering direct services into central London including London Victoria and Blackfriars. Easy connections to Canary Wharf are also available via the Lewisham DLR.

The area is well-served by multiple bus routes, with nearby stops connecting to much of Bromley and surrounding suburbs.

The A21 (Kentish Way / Bromley Hill) is very close by; a major arterial route which runs from Lewisham through Bromley to Kent. Whilst the A222 provides strong connections, linking into Croydon and Beckenham.

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Terms

A guide price of **£1,000,000** is advised for the long leasehold interest.

VAT

We understand that VAT will not be charged by the seller.

EPC

The property has an EPC Rating within Band 'B'. A copy of the EPC certificate is available upon request.

Business Rates

We understand that rates payable are approximately £27,250 for the entire building.

Further Information

A full information pack can be provided upon request.

Viewings

Viewings are by appointment only. Please contact us on **020 8159 0500** or **info@hoskingfrancis.com** for further information or to arrange a viewing.



Guide Price **£1,000,000**



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