



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**38-40 Widmore Road,
Bromley BR1 1RY**

CORNER COMMERCIAL UNIT TO RENT IN BROMLEY TOWN CENTRE

(958 SQFT OVER GROUND FLOOR | CLASS-E)

Summary

- Prominent corner **commercial unit (Class-E) to rent**
- Property **extends 958sqft (NIA)** over the **ground floor** of a mixed-use development with **additional basement/storage space available**
- **Bromley North** train station (0.2 miles) provides **Southeastern Rail** links to **London Victoria** in **under 20-minutes**
- Ideal for **retailers, medical, beauticians practices** or as a **customer facing office**
- We are inviting offers at **£32,000pax (£33psf)** on a **new FRI lease**

Description

Prominent commercial unit (Class-E), just off **Bromley High Street** available to rent.

Subject **ground floor** unit, **extends 958sqft** and is located on the **corner of a parade**, with regular passing trade.

Suitable for a **range of tenants**, including **retailers, medical & beautician practices** or for **professional services/office users**.

Property was most recently used as a **printing shop** and is **ready for immediate occupation**.

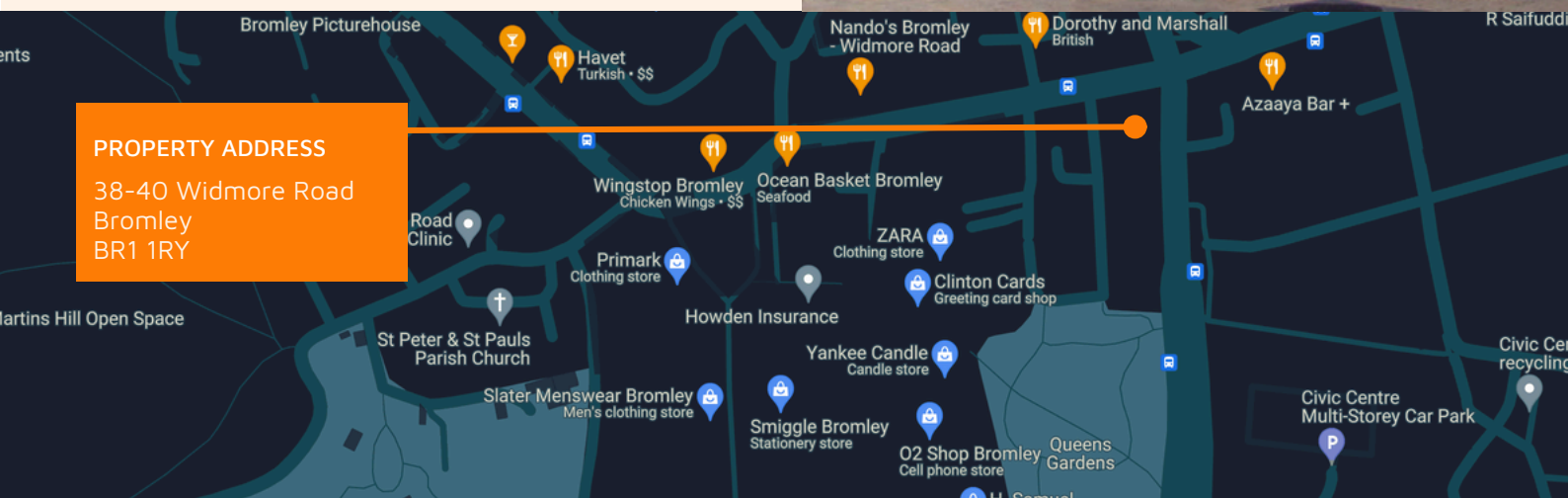
Should an occupier **require storage space** we can offer **basement space** as part of the lease.

Location

The subject property is located on the junction of **Widmore Road** and **Kentish Way**, just down the road from **Bromley town centre** and less than **5-minutes** from **The Glades shopping centre**.

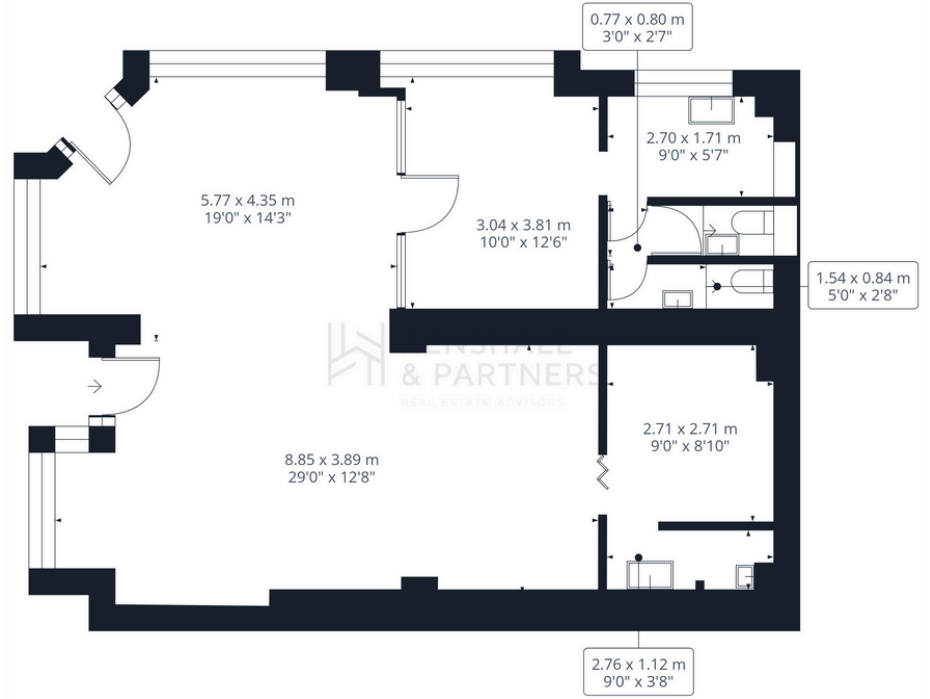
The unit is situated just **0.2 miles from Bromley North** station providing direct trains to **London Victoria** in **under 20-minutes**. The unit also has excellent road access with the **A21** running beside it, providing **easy links** to The City.

Bromley is a **popular commuter town** with a **bustling High Street** boasting an array of shops, offices and places to eat & drink.




Floor Plan

Approximate total area[®]
89.04 m²
958.42 ft²




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Viewings

Available via **prior appointment**, contact **Henshall & Partners** to arrange.

Business Rates

From the VOA we would estimate rates payable to be **£10,125pax**. We would recommend interested parties make their own enquires with **Bromley Council** for exact figures.

Terms

We are inviting **rental offers** in the region of **£32,000pax (£33psf)** on a **new FRI lease** direct with the landlord.

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