

# Bromley

## Homesdale Business Centre

### 216-218 Homesdale Road

### Kent BR1 2QZ

- **Freehold Business Centre Investment**
- 13 B1 office/light industrial units and 30 car parking spaces
- Attractive period courtyard scheme
- Residential redevelopment potential, subject to necessary consents
- Site area 0.56 acres
- Total Current Rents Reserved  
**£100,422 pa**  
**Plus Vacant Possession of Five Units**  
**- 5,323 sq ft**

On the Instructions of  
**Workspace Group plc**



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**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

#### Location

Bromley, with a population of some 300,000, is a popular and affluent town and is the commercial and administrative centre of the London Borough of Bromley, the largest of the London Boroughs. The town is located some 12 miles south-east of Central London at the junction of the A21 and A222. The property is situated on Homesdale Road in a mixed commercial and residential area. A Tesco Superstore is approximately 500 ft to the west. The town centre is in close proximity being approximately 1.5 miles to the north-west of the property and accessed via Widmore Road (A222). Homesdale Road links to Junction 4 of the M25 via the A21, some 7 miles to the south.

#### Description

The property comprises three buildings arranged over ground and part first floors to provide 13 business units. Units A-D and K-N are arranged as one building over ground and first floors, fronting Homesdale Road. Units E-G, P and R are arranged as one building over ground, part first floors and loft space situated within the middle of the site. Unit J is a standalone ground floor only building situated on the site's eastern boundary. There are 30 marked car spaces on site, some of which are demised under the leases, and some of which are for communal use.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

Range from EPC Rating 82-110 Bands D-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
A	Beauty Dept Ltd	Ground Floor 103.00 sq m (1,109 sq ft)	3 years from 01.11.2012 Rolling tenant break option on 3 months' notice after 31.01.2014	£7,209 p.a.	Reversion 2015
B	Progressive Financial Services Ltd	Ground Floor 109.95 sq m (1,184 sq ft)	The tenant has served Notice to Vacate on 10.02.2013	£16,900 p.a.	Vacating
C	Vacant	Ground Floor 96.25 sq m (1,036 sq ft)			
D	Fleet Managed Print Solutions	Ground Floor 66.95 sq m (721 sq ft)	3 years from 01.09.2011 until 31.08.2014 Rolling tenant break option on 3 months' notice	£6,799 p.a.	Reversion 2014
K	Calibre Office Furniture & Interiors Ltd	First Floor 108.95 sq m (1,173 sq ft)	4 years from 14.11.2009 (1) Rolling tenant break option on 6 months' notice	£16,125 p.a.	Reversion 2013
L/M	Global Resourcing Ltd	First Floor 209.00 sq m (2,250 sq ft)	3 years from 18.11.2009 (1)	£30,000 p.a.	Holding over
N	Suitcasebuddy Ltd	First Floor 74.95 sq m (807 sq ft)	3 years from 01.09.2010	£10,969 p.a.	Reversion 2013
E	Vacant	Ground Floor 86.40 sq m (930 sq ft)			
F	Caterpillar Music Ltd	Ground Floor 47.35 sq m (510 sq ft)	3 years from 07.03.2012 Rolling tenant break option on 3 months' notice	£4,500 p.a.	Reversion 2015
G	Darren Lee Townsend (t/a Turtle Imaging)	Ground Floor 64.10 sq m (690 sq ft)	Tenant has served Notice to Vacate on 31.03.2013	£7,920 p.a.	Vacating
P	Vacant	First Floor 109.95 sq m (1,184 sq ft)			
R	Vacant (2)	First Floor 86.95 sq m (936 sq ft)			
J	Vacant	Ground Floor 114.90 sq m (1,237 sq ft)			
Electricity Sub Station	London Electricity Board		A term of 60 years from 21.04.1961	Peppercorn	Reversion 2021
		<b>Total 1,278.70 sq m (13,767 sq ft)</b>			

(1) Outside The Landlord & Tenant Act 1954.  
(2) Terms have been agreed for a new 3 year lease at a commencing rent of £10,764 pa.  
NB. Areas provided by the Vendor.  
The leases provide for tenant repairing obligations together with a service charge.

**Total £100,422 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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Units A-D and K-N