



**TO LET** 330 sq m (3560 sq ft)

DETACHED PERIOD OFFICE BUILDING

Norheads House, 14 Glovers Close, Biggin Hill, TN16 3GA

est. 1828  
**bracketts**

## LOCATION

Biggin Hill is located in the London Borough of Bromley, on the south-eastern edge of Greater London near the borders of Kent and Surrey. Just 15 miles (24 km) south-southeast of central London.

The premises benefits from an array of local amenities to be found on the Main Road, 0.8 miles.

Other attractions of note, include Biggin Hill Airport described as an Aviation Hub offering a range of air services and transportation.

## DESCRIPTION

The property comprises a detached period office building extending to 3,560 sq ft over three floors together with a lower ground floor cellar.

Internally the accommodation provides 8 reception rooms & offices together with WC facilities on ground and first floors.

Externally, the property benefits from up to 7 dedicated parking spaces with additional on street car parking freely available.

The property has undergone an extensive refurbishment.

## AMENITIES / SPECIFICATION

- Detached period office building
- 8 reception rooms & offices
- WC facilities on ground and first floors
- 7 parking spaces, with on street freely available
- Extensively refurbished

## RENT

£60,000 per annum

## VAT

We are informed VAT is not levied on the rent.

## TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security.

## BUSINESS RATES

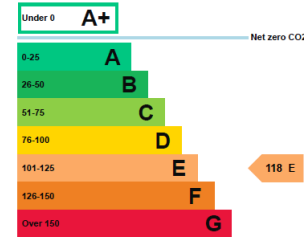
To be reassessed.

## SERVICE CHARGE

Information available on request.

## EPC

E 118



## POSSESSION

Upon completion of legal formalities and refurbishment.

## VIEWING

Strictly by appointment through joint agents Bracketts:

Telephone: **01 732 350503**

**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

**Joshua O'Brien**

joshua.o'brien@bracketts.co.uk

/

**Molly Goldsworthy**


m.goldsworthy@batchellermonkhouse.com

*Subject to contract*

### Important Notice

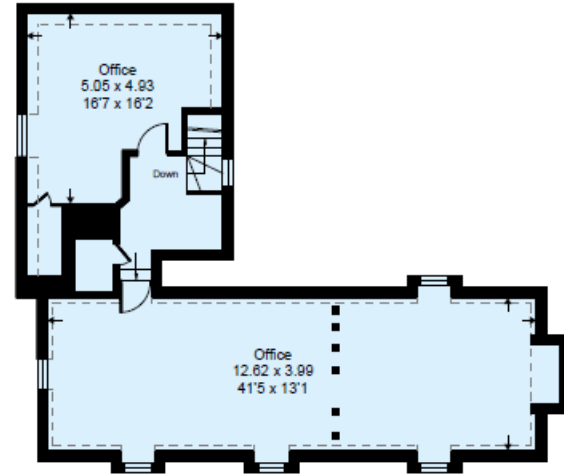
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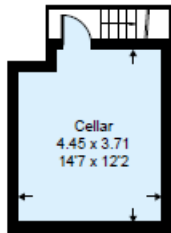
 = Reduced headroom

# Norheads House, TN16

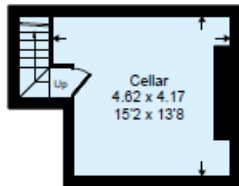
Approximate Gross Internal Area = 330.7 sq m / 3560 sq ft  
(excludes restricted head height)



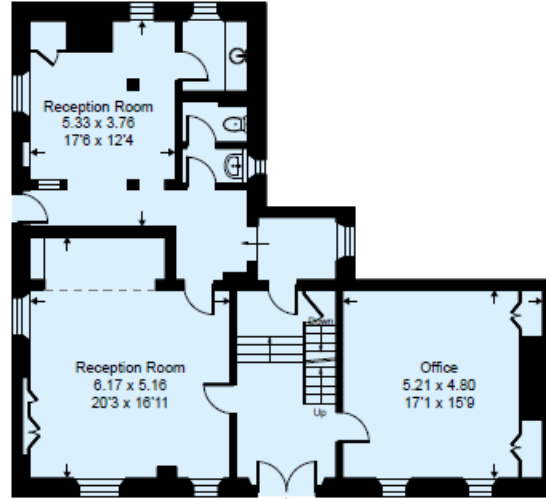
Second Floor



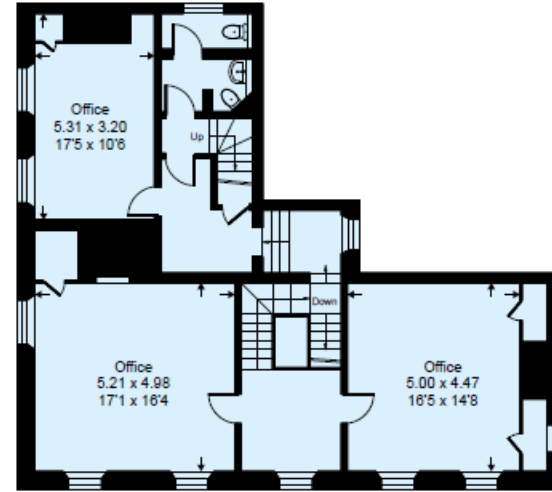
Lower Ground Floor



Cellar

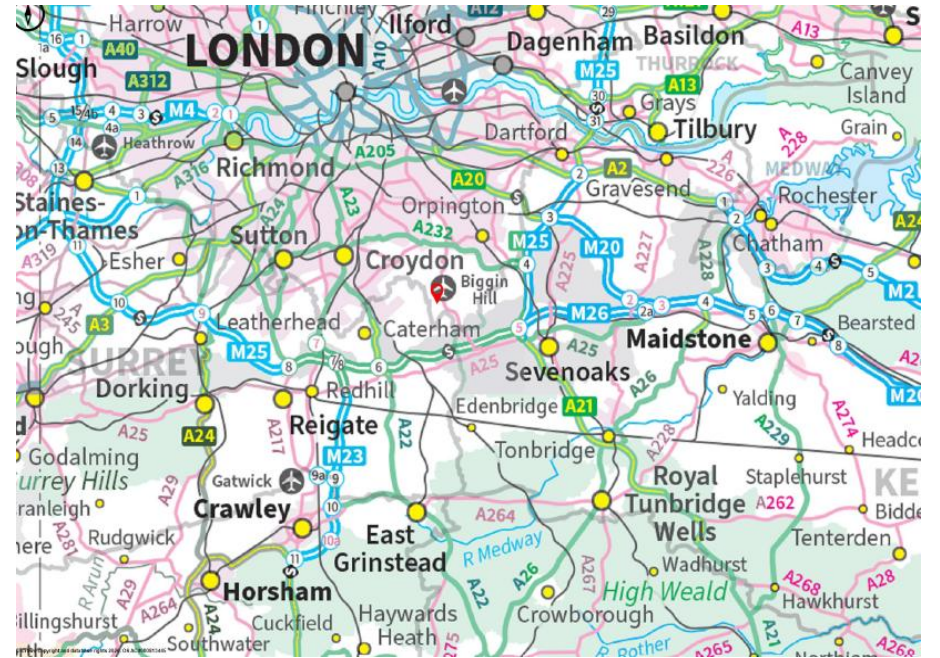


Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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years**

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**bracketts** est. 1828

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**Royal Tunbridge Wells**

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