bracketts est.1828



INSTRUCTIONS FROM M

FIRST FLOOR OFFICES

(SUITABLE FOR VAREITY OF USES STP)

119.75 m² (1,288 sq ft)

TO LET

Unit 39a

SWANLEY SHOPPING CENTRE

BR8 7TQ

Boots H&B Specsavers Superdrug GREGGS

DESCRIPTION
The property comprises former office unit (Class E) .Additional storage, offices and two separate w/c is provided.

LOCATION
Swanley is a popular commuter town located approximately 16 miles south-east of Central London, positioned within the M25 motorway network. The town enjoys excellent transport connections, with direct access to the M25 and regular rail services to London Victoria, with journey times of around 35 minutes.

Swanley Shopping Centre is the town's primary retail destination and is anchored by a substantial Asda supermarket. Other nearby occupiers include Iceland, Holland & Barrett, Card Factory, Costa, KFC and Superdrug, helping to generate consistent customer footfall throughout the centre.

The subject property occupies a prominent spot above McDonalds opposite the car park. The centre benefits from plentiful parking facilities in the surrounding area, including the Asda car park located immediately to the rear, providing convenient access for customers and staff alike.

ACCOMMODATION
The premises comprises the following net internal areas:

First Floor: 119.75 m^2 (1,288 sq ft)

Total = 119.75 m^2 (1,288 sq ft)

(all areas & measurements are approximate, and verification is recommended).

PLANNING
Suitable for a variety of uses within Class E. Other uses are considered (subject to planning).

SERVICE CHARGE
A service charge is to be levied for upkeep of common parts.

BUSINESS RATES
TBC

EPC
TBC

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

RENT
Rent on Application

LEGAL COSTS
Each party to be responsible for their own legal costs.

VIEWINGS AND FURTHER INFORMATION
Please contact letting agents Bracketts – 01732 350503

Joshua O'Brien: Joshua.o'brien@bracketts.co.uk

Dominic Tomlinson: dominic.tomlinson@bracketts.co.uk

Subject to contract

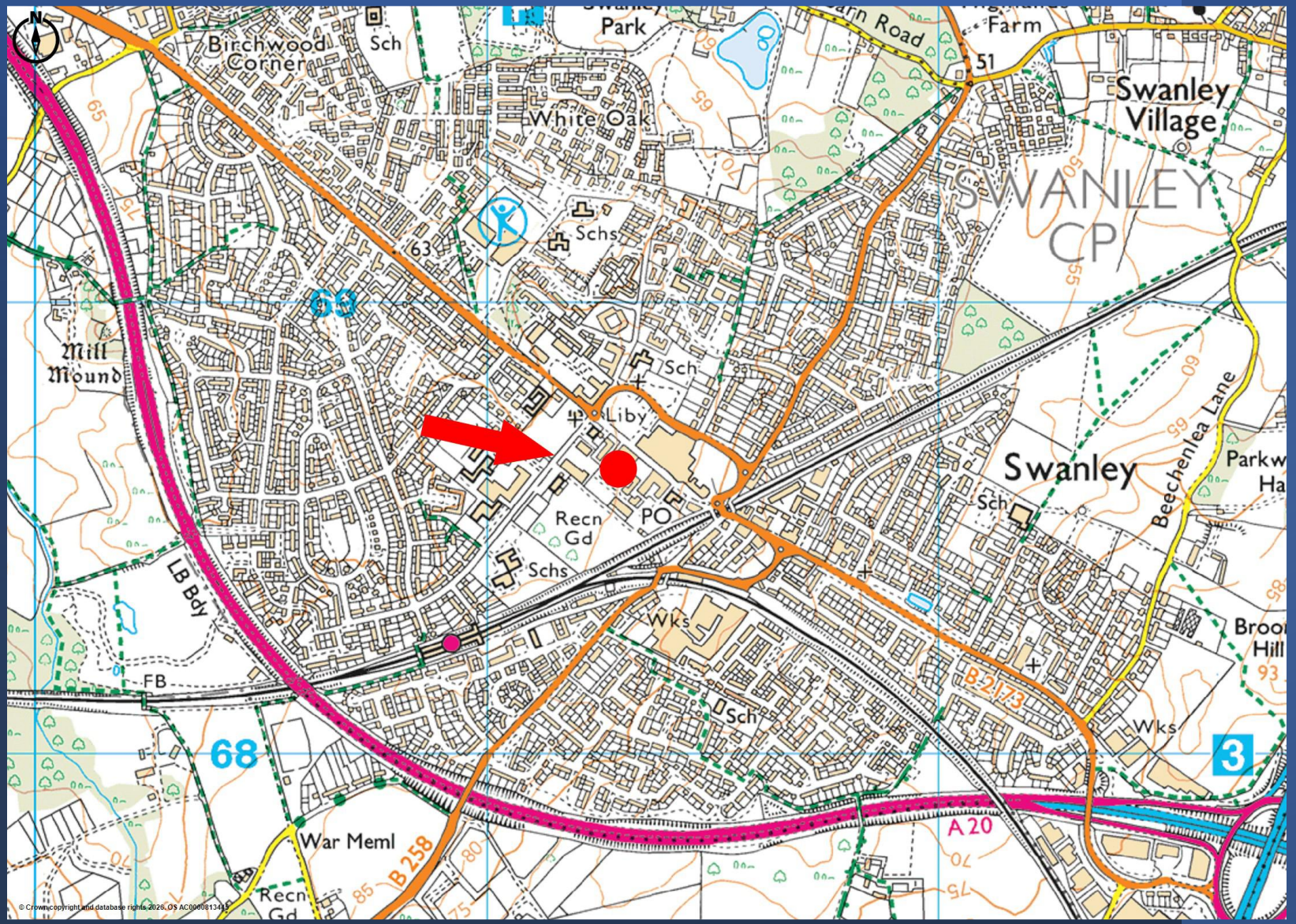
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contract


Fire exit








N
Birchwood Corner
Sch
Park
Farm
51
Swanley Village
White Oak
SWANLEY CP
Schs
63
69
Mill Mound
Sch
Liby
Recn Gd
PO
Swanley
Sch
Beechenlea Lane
Schs
LB Bdy
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A 20
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Recn Gd
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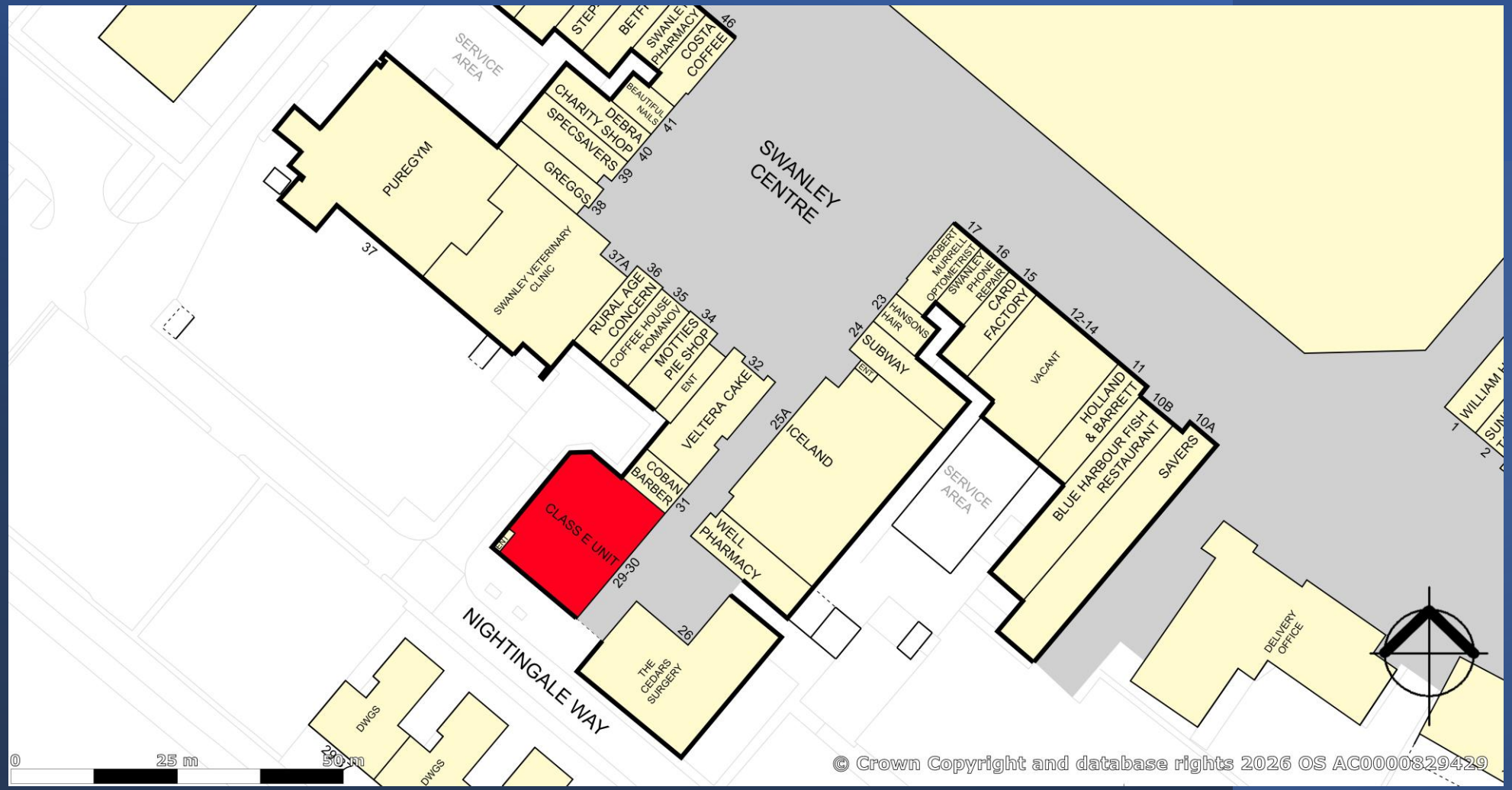
SERVICE AREA
PUREGYM
37
SWANLEY VETERINARY CLINIC
37A
RURAL AGE CONCERN
36
COFFEE HOUSE ROMANOV
35
MOTTIES PIE SHOP
34
ENT
VELTERA CAKE
32
COBAN BARBER
31
CLASS E UNIT
ENT
29-30
THE CEDARS SURGERY
26
DWGS
DWGS
29
NIGHTINGALE WAY
CHARITY SHOP
SPECSAVERS
39
GREGGS
38
DEBRA
41
BEAUTIFUL NAILS
SWANLEY PHARMACY
COSTA COFFEE
46
SWANLEY CENTRE
ROBERT MURRELL OPTOMETRIST
17
SWANLEY PHONE REPAIR
16
CARD FACTORY
15
HANSONS HAIR
23
SUBWAY
24
ENT
25A
ICELAND
WELL PHARMACY
SERVICE AREA
VACANT
12-14
HOLLAND & BARRETT
11
BLUE HARBOUR FISH RESTAURANT
10B
SAVERS
10A
DELIVERY OFFICE
WILLIAM H
SUN
1
2
0
25 m
50 m
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CoStar AWARDS WINNER TOP AGENCY



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