



Unit 6

Bromley Industrial Centre, Bromley, BR1 2WD

Modern industrial unit available to Let

5,319 sq ft
(494.15 sq m)

- Available Immediately
- Located on established industrial estate
- 4.1m Eaves height
- Electric roller shutter
- 9 Designated parking spaces & loading
- Strong connectivity to the A20, A21 & A25

Summary

Available Size	5,319 sq ft
Passing Rent	£137,065 per annum
Rates Payable	£42,319 per annum
Rateable Value	£76,250
Estate Charge	TBC
EPC Rating	C

Location

The property is located on Waldo Road Industrial Estate in Bromley. Waldo Road provides direct access to the A21, which in turn offers strong connectivity to the A20 and A25, providing onward access to the wider South East London and Kent road networks with junction 4 of the M25 approximately 8 miles away.

The location is well suited to distribution, trade counter and light industrial occupiers. The estate is home to a number of established industrial and trade occupiers, including Toolstation and Screwfix.

Description

The property comprises a steel portal frame with an eaves height of 4.1m and a maximum roof apex height of 7.5m in the warehouse area.

Internally, the warehouse benefits from a concrete floor, suspended fluorescent lighting and a mezzanine floor. Access is via a roller shutter door. Includes three phase power and a gas supply.

There is a ground floor showroom/trade counter area with offices, together with additional first floor office space. The offices are fitted with suspended ceilings incorporating CAT C lighting, tiled flooring and perimeter trunking. Staff facilities comprise male, female and disabled WCs.

There are 8 car parking spaces, 1 disabled space and a loading area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Total inc. Ground, Mez and offices	5,319	494.15
Total	5,319	494.15

Terms

Available by way of assignment of an existing lease expiring on 7th November 2034, with a tenant break option on 7th November 2029 (6 months notice).

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, if requested by the agents, the in-going tenant will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of exchange.



Viewing & Further Information

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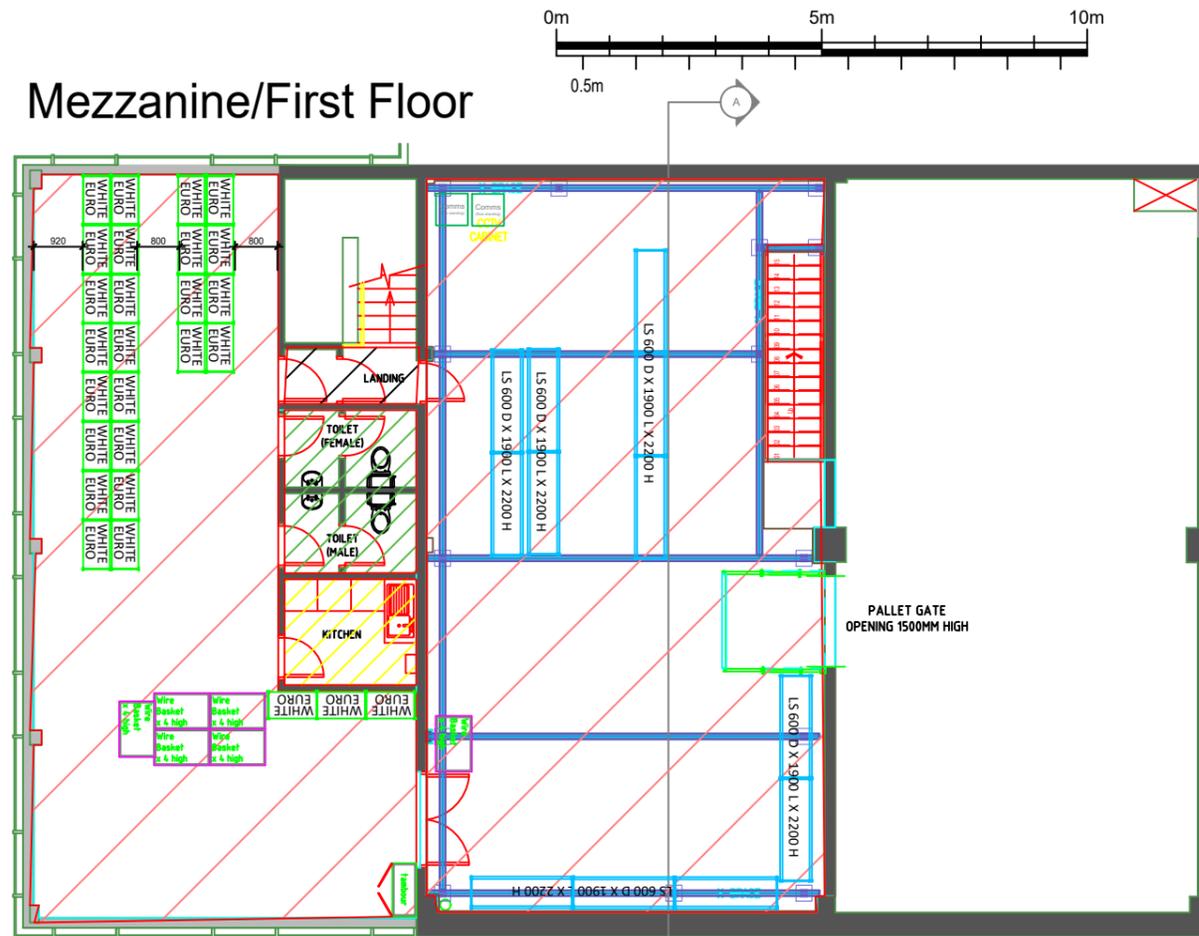
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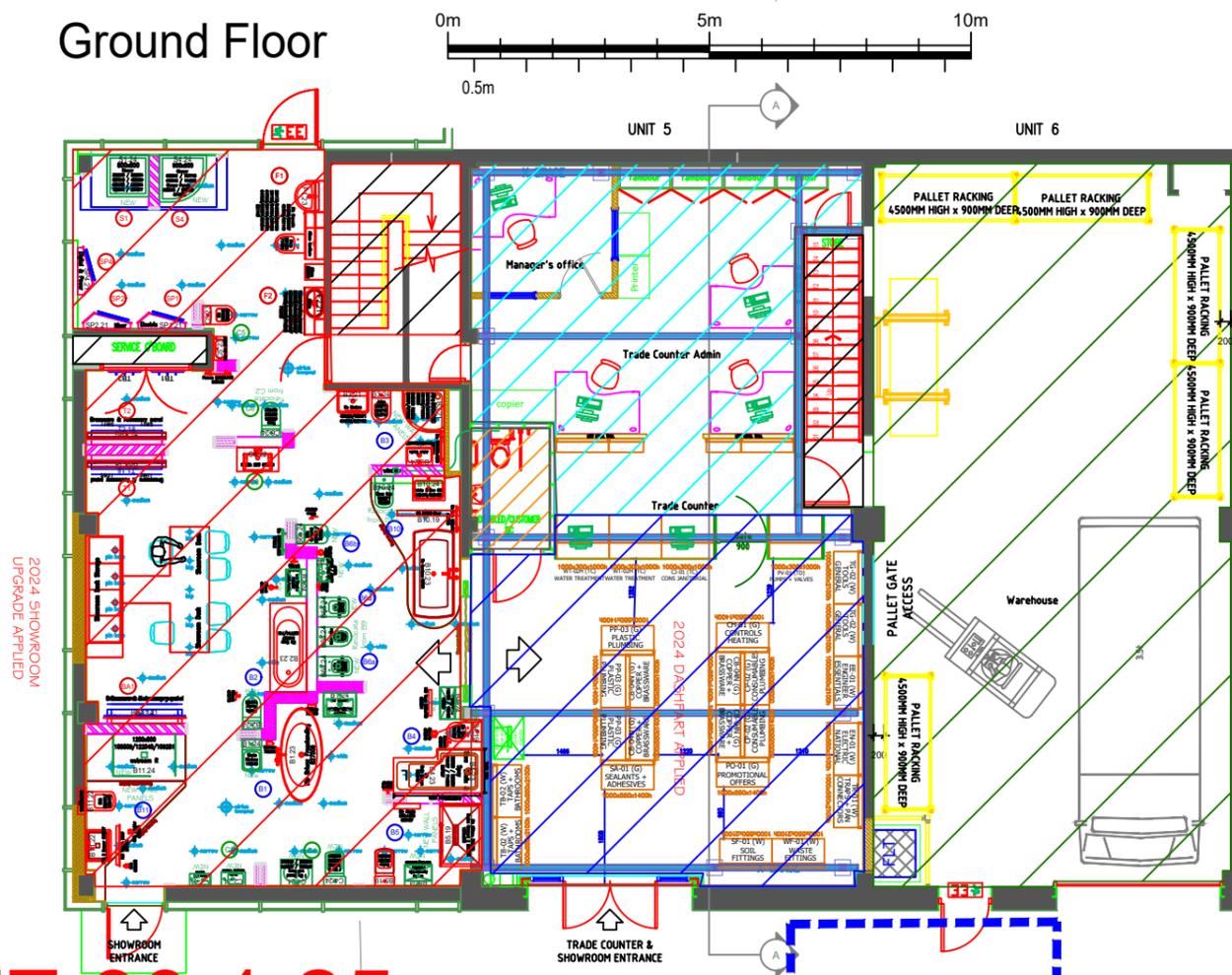
Equipment Count

Item	QTY
Trade Counter (Front Merchandising)	21
Trade Counter (Back)	4
Small parts(EUROBIN) (Mezz)	27
Small parts (GF)	-
Cantilever	1
Small Storage Baskets (Mezz+GF)	6
Warehouse Pallet Racking	5
A Frame	-
Long Span (Ground)	-
Long Span (Mezzanine)	12
Showroom(Endeavour) Bays	24

Mezzanine/First Floor



Ground Floor



City Plumbing Supplies
Property Department
Eldon Way, Crick Ind Estate,
Crick, Northampton
NN6 7SL

CPS Bromley(4852)

Area	Sq Ft
Gross Internal Area (Ground)	3273
Warehouse (Mezzanine)	1882
Warehouse (Ground)	1008
Canteen (FF)	53
WCs (Front of Branch Ground)	38
WCs (Back of Branch FF)	82
Admin + Office Area (Ground)	434
Admin + Office Area (FF)	818
Showroom	952
Trade Counter (Front Merchandising)	534
Miscellaneous (Ground + FF)	336
Total (Ground + Mezz + FF)	5319

Areas Key

- Trade Counter
- Showroom
- Admin & Office
- Front of Branch Toilet
- Back of Branch Toilet
- Canteen
- Miscellaneous
- Warehouse
- Warehouse Mezzanine

CPS Property Project Manager

Branch Address
Units 5, Industrial Estate,
6 Waldo Rd,
Bromley
BR1 2WD

Drawn By	JJM	Checked by	N/A	
Scale	N/A	Drawing Size	A1	
		Date	30.1.25	
Drawing Title	CPS Bromley(4852)		Revision	-

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No.	Revision	Date

AREAS - UPDATE 30.1.25