



# **BENCEWELL**

## **BUSINESS CENTRE**

OAKLEY ROAD BROMLEY  
KENT BR2 8HG

**FREEHOLD  
COMMERCIAL  
INVESTMENT**

Offers in excess of  
£750,000



# EXECUTIVE SUMMARY



**PROPERTY TYPE**  
Commercial Investment



**CURRENT INCOME**  
£104,325.57



**SIZE**  
0.37 acres



**NET INITIAL YIELD**  
13.1%



**CLOSEST TRAIN STATION**  
Orpington



**BENCEWELL**  
BUSINESS CENTRE

## ABOUT BENCEWELL BUSINESS CENTRE

Opportunity to purchase a fully let serviced office investment in the heart of Bromley at a net initial yield 13.1%.

The property is located within a former agricultural building, converted into a serviced office centre with a mezzanine floor.

The site measures 0.37 acres which includes the office building and the car park.

The existing building measures 6,358 sqft over ground and mezzanine floors and benefits from ample parking behind a private gate.

The property comprises 12 office suites along with a kitchen, toilets, storage room and a communal meeting room. There is a storage room at first floor level measuring approximately 500 sqft that could potentially be converted into another office.

The property is fully tenanted generating a gross income of £125,376 and the tenants also pay a service charge of £7,848 per annum. The landlords are responsible for utilities which is approximately £28,898.43 per annum and therefore the net income after bills (rates, gas, water, electricity, insurance) is £104,325.57 per annum.

The property has a hands off management structure with a virtual reception service at an additional cost to the tenants.

Unconditional offers with the tenants in situ will be considered and a full legal pack is available.



HIGH STREET

OPRINGTON STATION

LOCKSBOTTOM HIGH ST

BENCEWELL FARM

RAVEN WOOD SCHOOL



**BENCEWELL**  
BUSINESS CENTRE

## LOCATION

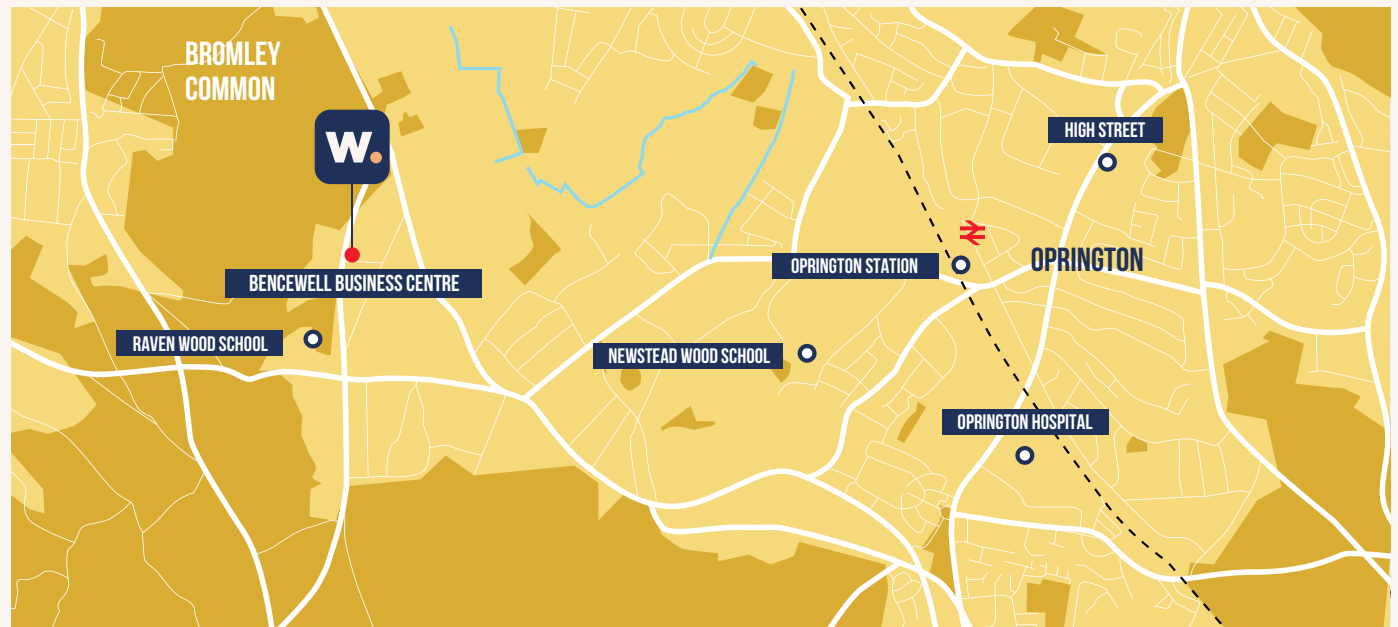
The property is situated in a leafy and affluent part of Bromley near Keston and Farnborough Park. It is located in a mixed-use area on the west side of Oakley Road, near the junction with Cross Road. It is close to sports grounds, residential properties and Ravenswood Secondary School. The property forms part of the Bencewell Farm complex which is a lovely rural location for prospective businesses. The property is 10 minutes' drive from Orpington Station which provides trains to London Bridge within 20 minutes.



**THE CLOSEST TRAIN STATION**  
Orpington



**LOCAL AMENITY (CLOSEST)**  
Locksbottom High Street  
(1.9 miles)



## TENANCIES

The property currently generates an income of £125,376 per annum including service charge. The lower ground floor is an open plan office with an FRI lease from June 2024 to and including 30th June 2027. All other units on the ground and mezzanine level are let on licenses as per the table below with 3 month notice periods.

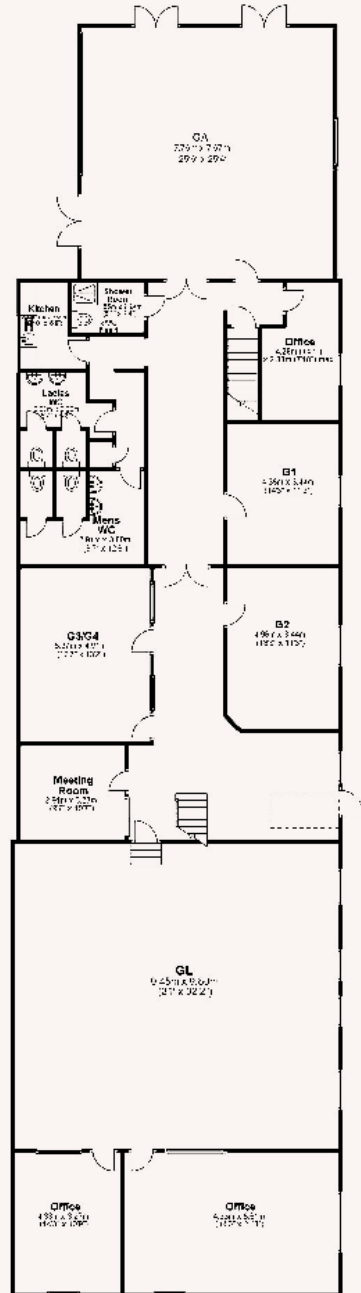
Overheads	Annual Cost (2022)
Insurance	£863.28
Rates	£20,459.00
Gas	£3,549.94
Water	£586.72
Electric	£3,439.49
<b>Total</b>	<b>£28,898.43</b>

## ACCOMMODATION SCHEDULE:

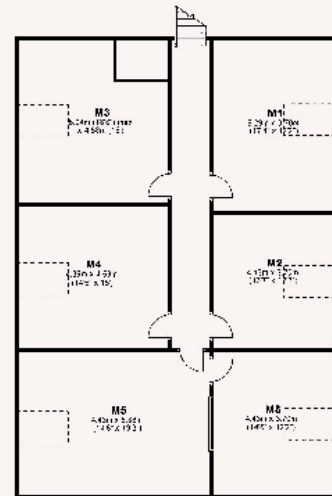
Tenant Name	Office	Size (sqft)	Tenacy Start Date	Tenacy End Date	Rent (pm)	Rent (pa)	Service charge (pm)	Service charge (pa)	Parking Spaces
Keston Builders Merchant	g1	274.8	Oct-23	License with 3 months notice	£480	£5,760	£54	£648	1
Surecare Bromley	g2	161	Feb-21	License with 3 months notice	£640	£7,680		£0	1
Uterior Ltd	g3&g4	183.7	May-15	License with 3 months notice	£600	£7,200	£48	£576	1
Excel Property Works	ga&gr	231.8	Sep-12	License with 3 months notice	£1,440	£17,280	£96	£1,152	2
Ultimate Construction	gl	1,457	Sept-23	June 2027	£4,000	£48,000		£0	9
Fostt & Co	m1	210.7	Feb-23	License with 3 months notice	£540	£6,480	£48	£576	1
RI Works	m2	164.5	May 2015	License with 3 months notice	£2,160	£25,920	£360	£4,320	
Mackley Homecare	m3	248.5	May-17	License with 3 months notice	£540	£6,480	£48	£576	
RI Works	m4	215.9	May 2015	License with 3 months notice	inc. in M2	inc. in M2		inc. in M2	1
RI Works	m5	455.9	May 2015	License with 3 months notice	inc. in M2	inc. in M2		inc. in M2	4
Equip training	Virtual Office				£48	£576		£0	
					<b>£125,376</b>			<b>£7,848</b>	
						<b>£133,224</b>			

# FLOORPLANS

**Ground Floor**  
approx. 367.7 sq. metres (3,957.5 sq feet)



**First Floor**  
approx. 223.1 sq. metres (2,401.2 sq feet)



Total area: approx. 590.7 metres (6,358.6 sq feet)  
Unit 6, Bencewell Farm, Oakley Road, Bromley



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BUSINESS CENTRE

## FURTHER INFORMATION:

### TENURE

Freehold.

### PROPOSAL:

Offers in excess of £750,000

### VAT

The property is not VAT elected.

### VIEWINGS:

Available strictly by appointment only.



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