

# 26

ELMFIELD  
Bromley  
BR1 1LR  
ROAD



5,909 to 23,690 sq ft

**Refurbished Grade A Offices** TO LET



# 26

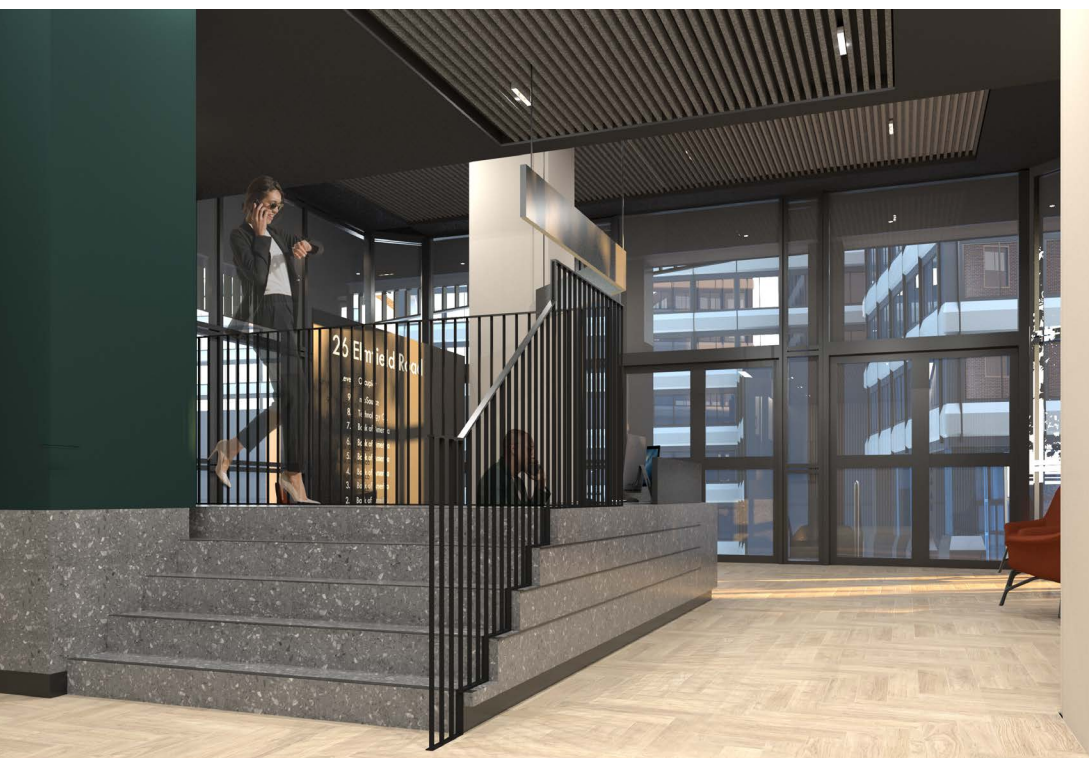
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26 Elmfield Road is a landmark office building in Bromley offering 23,690 sq ft of fully refurbished Grade A accommodation with excellent views. The refurbishment will deliver a prestigious expanded reception area with new facade, creating a powerful sense of arrival.

Available for possession end Q4 2024.



CGIs of new reception area



The building will benefit from the following specification:



Fully  
refurbished  
to Grade A  
standard



Air  
conditioning



Underfloor/  
perimeter  
trunking  
(with some  
raised floors)



Double  
glazing



New End  
of Journey  
facilities



Male and  
female WCs  
on every  
level



3 x 10 person  
passenger  
lifts



24 hour  
security



Targeting  
EPC B





## LOCATION

Situated within the heart of Bromley town centre with unrivalled transport links, **26 Elmfield Road** is just a **3 minute walk from Bromley South Station** which provides services to **London Victoria in 18 minutes**.

The property is also an easy walk to Bromley North Station which offers services to London Bridge in 30 minutes and Charing Cross in 40 minutes.

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KEY FEATURES

-  To be fully refurbished to Grade A standard
-  Major reconfiguration and upgrade of reception area
-  Upper floors with fantastic far reaching views
-  New VRF air conditioning



Bromley is a town rich in amenity with a wide offering of high quality retail, leisure and F&B facilities.

The Glades shopping centre and the surrounding area offers a range of retail amenities with everything from luxury fashion brands to high street favourites. Stores include: Marks & Spencer, H&M, Boots, Apple and Ted Baker.

Bromley boasts a choice of cafés, bars and restaurants all within minutes walking distance of each other in the town centre including: GAIL's Bakery, Caffé Nero, ITSU and Wagamama.



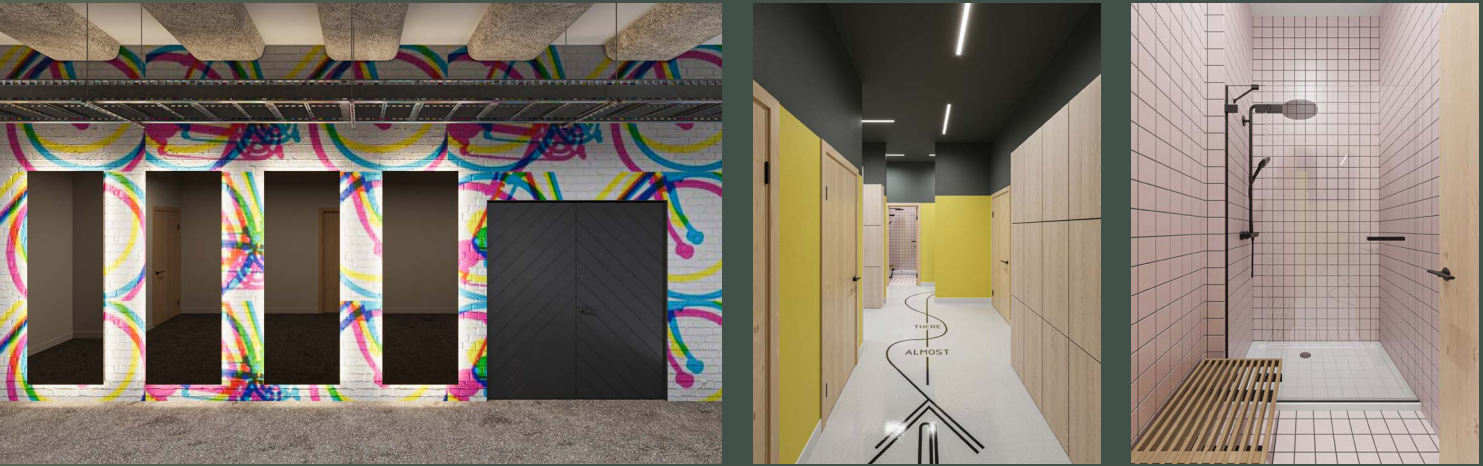




CGI of on site car park and bicycle store

Generous new End of Journey facilities are to be constructed in the undercroft of the building. This provides new showers, lockers, drying room and secure cycle storage, connecting directly into the building core and lifts to all floors.

Example CGIs of areas of planned renovation



### ACCOMMODATION

The accommodation comprises the below areas:

Floor	sq ft	sq m	Availability
9th	5,909	549	TO LET
8th		LET	
7th	5,927	550.6	TO LET
6th	5,927	550.6	TO LET
5th	5,927	550.6	TO LET
4th		LET	
3rd		LET	
2nd		LET	
1st		LET	
Ground		LET	
<b>TOTAL</b>	<b>23,690</b>	<b>2,200.9</b>	<b>TO LET</b>

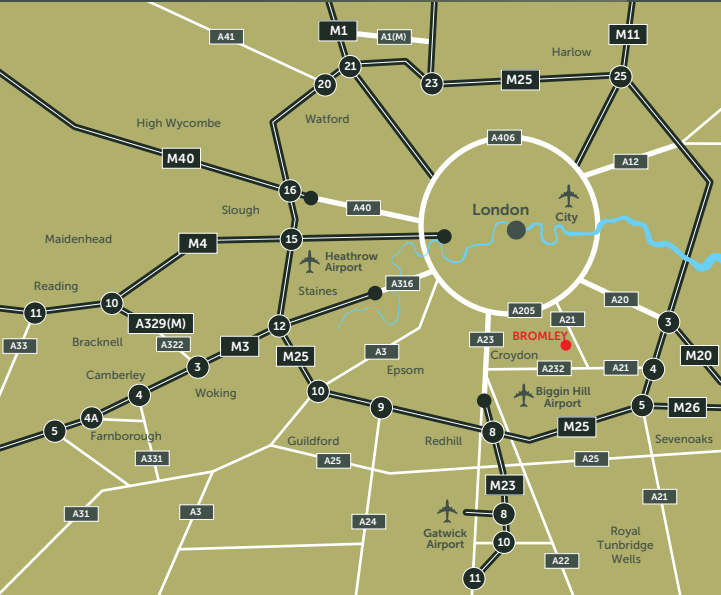




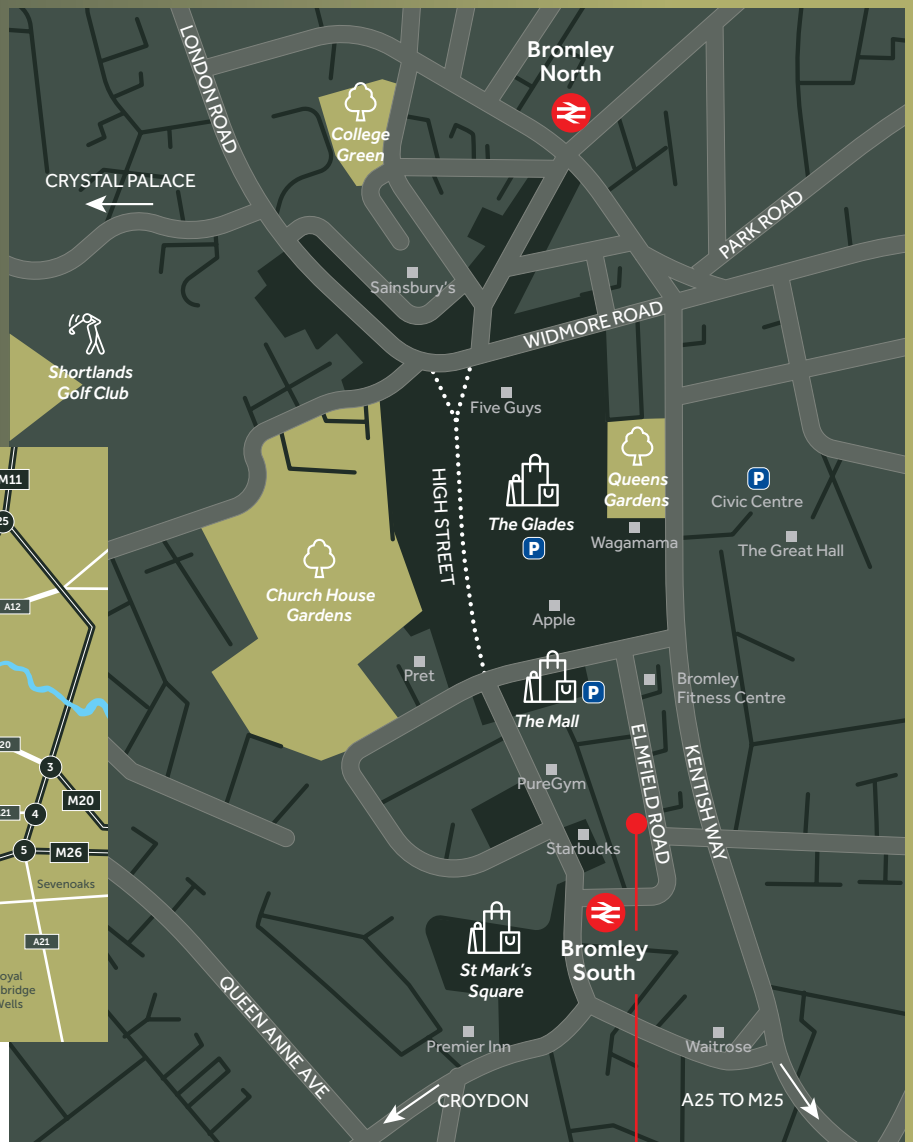
## STRATEGICALLY POSITIONED

### Journey times by road:

M25, J4	20 mins
Central London	40 mins
London City Airport	40 mins
Gatwick Airport	45 mins



SAT NAV: **BR1 1LR**



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