



## Manor Road, Beckenham | £5,417 PCM

Situated in the centre of Beckenham this detached three storey office building lends itself to a wide range of uses with a host of amenities on hand and in our opinion is particularly well presented with three floors of open plan office space. The property benefits from additional meeting rooms / training rooms, kitchens and staff cloakrooms and is fully compliant to suit your IT requirements and offers secure gated entry and a secure reception area. The combined floor area is over 3000 sq ft with in our opinion over 10 work stations places on each floor and feel would make a superb central head office for any business. Beckenham has direct road access to the A21 to central and South London as well as access to a number of local stations including the tram. Internal viewing is highly recommended and is strictly via appointment.



- Centre of Beckenham town
- Grade A office space
- Kitchens and staff facilities
- Long lease term to be negotiated
- Meeting and training rooms
- Over 3000 sq ft

**Entrance hall**

**Lobby**

**Office** 46'7" x 16'1" (14.2 x 4.9)

**Kitchen** 11'2" x 4'7" (3.4 x 1.4)

**WC** 6'0" x 4'8" (1.83 x 1.42)

**First Floor**

**Office** 47'1" x 16'1" (14.35 x 4.9)

**Kitchen two** 12'8" x 4'2" (3.86 x 1.27)

**WC** 6'6" x 4'2" (1.98 x 1.27)

**WC** 7'2" x 4'2" (2.18 x 1.27)

**Meeting Room** 15'10" x 9'3" (4.83 x 2.82)

**Second Floor**

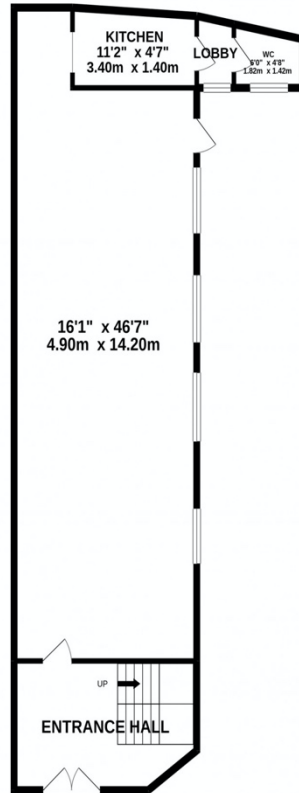
**Office** 47'1" x 14'11" (14.35 x 4.55)

**Meeting Room** 14'11" x 13'6" (4.55 x 4.11)

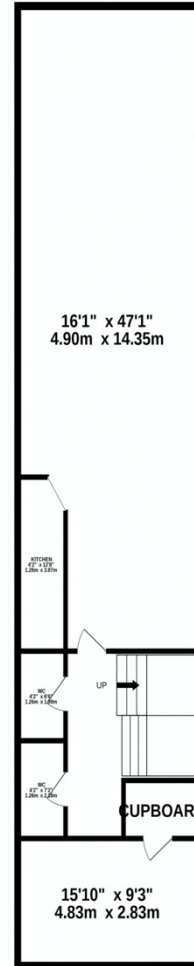
**Parking**

Parking for up to 5 cars

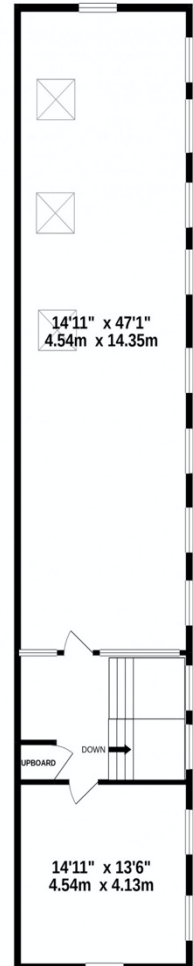
GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



2ND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 3089 sq.ft. (287.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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