

Carlton Chambers, 5-6 Station Road, Shortlands, Bromley, Kent BR2 0EY
Choice of fully refurbished suites available with flexible E class use



- Choice of suites in an attractive multi-let building
- Flexible E-class use
- Spaces from 267sqft – 791sqft GIA
- Fully refurbished throughout & available immediately
- Convenient location opposite Shortlands Station
- Ideal for offices, studio, consulting or other similar uses
- New leases available on flexible terms
- Rents from £6,000pax - £15,000pax

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Introduction

A choice of two fully refurbished suites within an attractive, multi-let building close to Shortlands village and station.

Professionally managed and well-maintained throughout, the choice of suites offers local businesses the opportunity to operate from a professional and collaborative environment.

With flexible E-class use, the suites lend themselves to a range of possibilities from office or studio space to consulting rooms for healthcare or educational use.

Description

Suite 2a – Located on the ground floor, this suite comprises a single open plan space with small entrance hall for storage. There is a tea point with sink, two double glazed windows and a door out to a secluded alley servicing the side of the building. The space extends to approx. 267sqft GIA and also benefits from entry phone system, gas central heating and a new fridge.

This suite shares WC facilities (also on the ground floor) with other tenants. Electricity usage is separately metered and a small service charge is levied to cover heating, water and the maintenance of the common parts.

Suite 8 – Occupying the entire top floor this suite comprises one large open plan room spanning the entire width of the building, and a second smaller room ideal for private offices or meetings. Suite 8a is entirely self-contained including a small kitchen and private WC facilities. The space extends to approx. 791sqft GIA and benefits from double glazed windows, gas central heating, air conditioning, entry phone access and an allocated parking space.

This suite is separately metered for gas and electricity and is subject to a small service charge to cover the maintenance of the common access parts and stairs.

Photos for Suite 2a



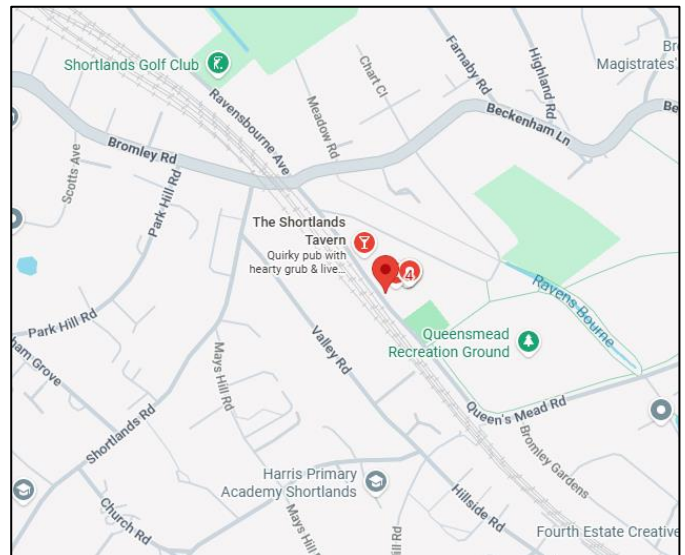
Photos for Suite 8



Location

Carlton Chambers is conveniently located on the edge of Shortlands village and opposite Shortlands Station. The village offers a choice of independent cafes, shops and other typical local facilities, whilst the station provides Southeastern services to London Victoria via Beckenham Junction in as little as 27 minutes. Orpington is 13 minutes by train, and Bromley South just 3 minutes.

Bromley's busy town centre is a little over half a mile to the East, whilst Beckenham is approx. 1.5 miles West.



Energy Performance

The CEPC for Suite 2a is available via the following link. The property sits in band D.

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

The CEPC for Suite 8 is available via the following link. The property sits in band D.

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Please note that refurbishment works have been completed since both suites were assessed for energy performance.

Service Charges

Service charges are payable to cover the cost of buildings insurance and maintaining the common parts of the building. The service charge payable for Suite 2a is £1,875.61pa and for Suite 8 its £4,360.42pa.

Business Rates

Suite 2a – The rateable value for Suite 2a is £3,800 from 1st April 2026 and the multiplier for small businesses 43.2p per pound. The rates payable are therefore £1,641.60pa. Interested parties should check if they qualify for any form of rates relief or reduction.

Suite 8 - The rateable value for Suite 8 is £9,800 from 1st April 2026 and the multiplier for small businesses 43.2p per pound. The rates payable are therefore £4,233.60pa. Again, interested parties should check if they qualify for any form of rates relief or reduction.

Terms

New leases are available on flexible terms at quoting rents of £6,000pax for Suite 2a and £15,000pax in respect of Suite 8. Please note that VAT is payable on the rents at the prevailing rate.

Viewings

Keys are held and viewings can be arranged at short notice.

Call: 020 3633 3733

Email: info@attwood.realestate

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