

# BROMLEY'S NEWEST BUSINESS & LEISURE HUB

Contemporary workspace and leisure opportunities in the heart of the town centre





CGI for indicative purposes only

## The Opportunity

Churchill Works represents a significant repositioning of a prominent Bromley town centre building, transforming the former library site into a modern, flexible hub for business and leisure occupiers.

This is a rare opportunity to secure space within one of Bromley's newest commercial hubs, at a time when demand for flexible workspace and leisure space continues to grow.

Early occupiers will benefit from:

- Positioning within a newly revitalised building
- Flexible accommodation tailored to requirements
- Strong High Street presence and footfall
- Excellent connectivity to Central London



## The Building

Churchill Works has repositioned the former Bromley library building to provide a range of contemporary commercial accommodation suitable for a variety of occupiers.

The building offers flexible upper floor space with efficient layouts and strong natural light, allowing occupiers to adapt the space to suit their operational requirements.

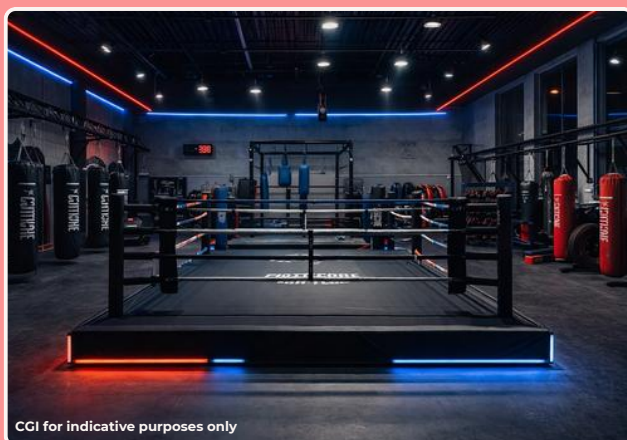
The scheme is designed to attract a diverse mix of occupiers, creating a dynamic and active commercial environment.

Suitable for:

- Office occupiers (SMEs, professional services, creative industries)
- Fitness and wellbeing operators
- Studio and activity-based businesses



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# Accommodation Schedule

For all available floors

FLOOR*	USE	SIZE (SQM)	SIZE (SQFT)	PRICE
4 <sup>th</sup> Floor	Leisure	315	3,391	£50,000
5 <sup>th</sup> Floor	Office	41	441	£7,500
6 <sup>th</sup> Floor	Office	326	3,509	£40,000
7 <sup>th</sup> Floor	Office/Studio	395	4,252	£25,000
8 <sup>th</sup> Floor	Office/Studio	296	3,186	£20,000

Floors can be taken individually or subdivided subject to occupier requirements.

The 5<sup>th</sup> floor office could be office space for the 4<sup>th</sup> floor.

\*All units are subject to a service charge. Further information available upon request.

# Other Occupiers and Uses

## Former Library - 1<sup>st</sup> & 2<sup>nd</sup> Floors

Following the former library's vacation, a new lease has been agreed with plans for substantial refurbishment and repositioning of the space.

The incoming occupier intends to deliver a vibrant family-focused entertainment destination, further enhancing the building's appeal as a dynamic mixed-use environment.



## Churchill Theatre

The building is anchored by the renowned Churchill Theatre, which has recently secured a new lease, reinforcing its long-term future within Bromley town centre.

Plans are currently being explored for significant investment and upgrades to the theatre, including proposals to enhance capacity and attract larger national productions and events.

## 3rd Floor -

**The White Rooms;** Under refurbishment and available shortly - 30 high specification wellness suites and therapy room with spectacular light and views. Coming Soon.

## 9th Floor

Under refurbishment and available shortly - 14 luxury office suites in the penthouse of the building providing exquisite office space and panoramic views across London.

## Roof Terrace

Tenants will also have the benefit of the use of the roof terrace which is being developed into a padel court.

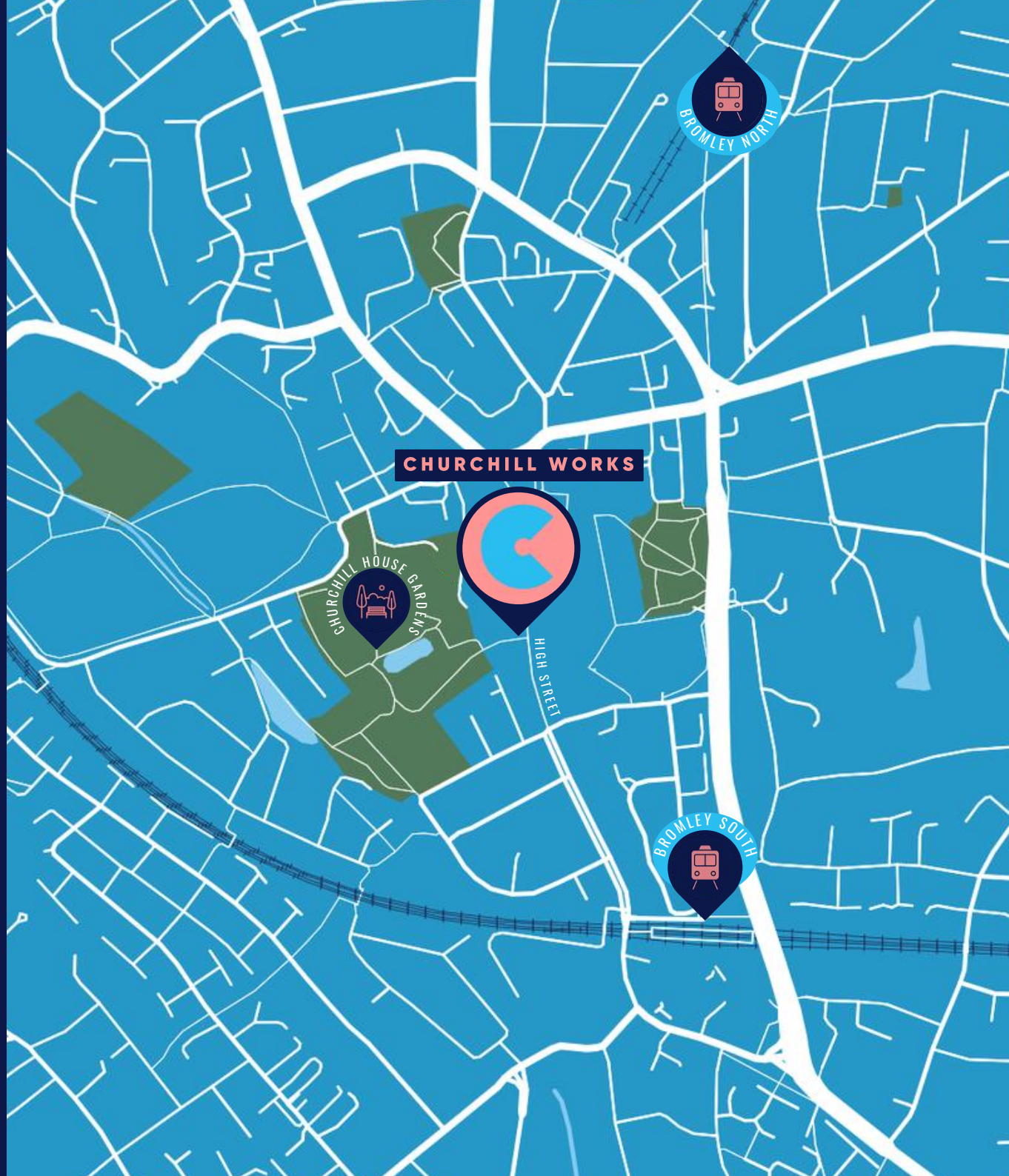
**Please note:** All units on this page are not available to let.

## Location

Situated on Bromley High Street, Churchill Works occupies a central position within one of South East London's major commercial centres.

The property benefits from immediate access to a wide range of amenities, including retail, cafés, and restaurants, as well as being located adjacent to green open space.

Bromley South station is within walking distance, providing regular and direct services to Central London, making the location highly accessible for both staff and customers.



# 8<sup>th</sup> Floor

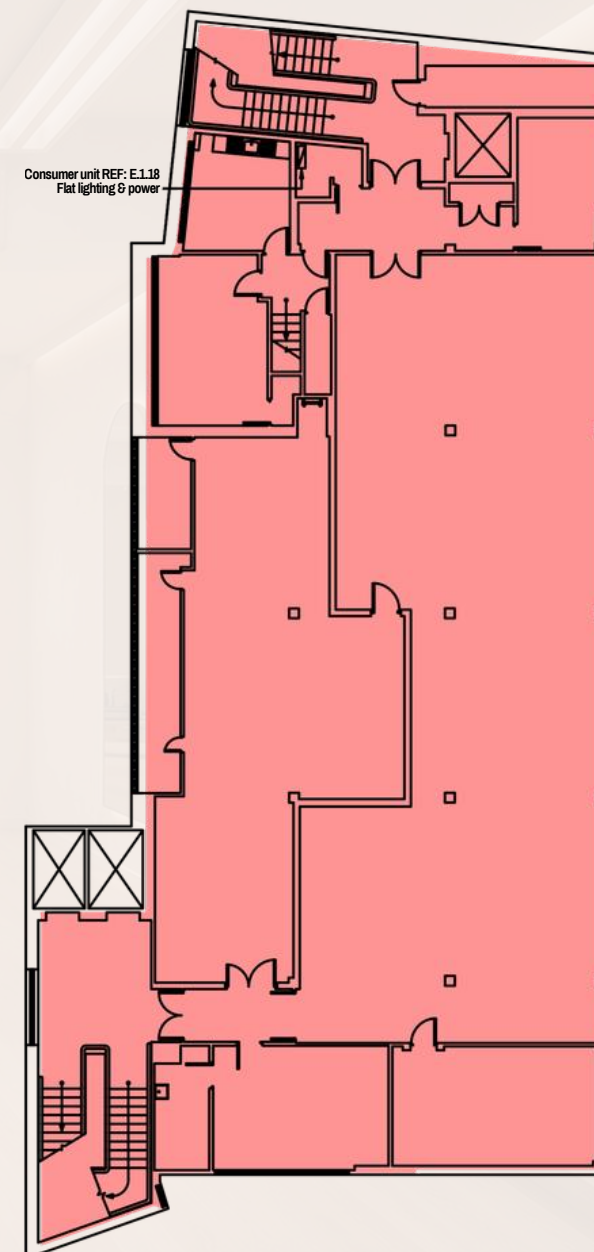
## Flexible Office/Studio Floor

Large open-plan office/studio floors which can be occupied as a whole or subdivided to suit tenant requirements.

The largely internalised layout, with limited natural light, makes the space particularly well suited to uses such as recording studios, podcasting facilities, artist studios, content creation, filming studios, editing suites or other sound/light-sensitive operations. The floors provide an opportunity to create bespoke workspace in a unique town centre setting.

**Size:** 296 sqm / 3,186 sq ft

**Rent:** £20,000



## Further Information:

### TENURE:

Flexible lease terms available

### VAT:

To be confirmed

### RENT:

Upon application

### VIEWINGS:

Strictly by appointment via the sole agents



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