

SEAL, SEVENOAKS 985 SQ. FT (91.5 SQ. M) APPROX.

LEASEHOLD **TO LET**



MODERN OFFICE SUITE TO LET - WITH PARKING

5 EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG

RENT £16,000 PER ANNUM

LOCATION

Seal is located approximately 2.5 miles east of Sevenoaks, on the A25. Road and rail connections are good, with Junction 5 of the M25 being approximately 4 miles to the west and the M26/M20 Junction is 5.5 miles east. Sevenoaks mainline station provides fast and frequent services to Central London and the Kent Coast.

DESCRIPTION

Comprises a self-contained suite of offices on the ground floor, within a small development believed to have been constructed in the late 1980's.

ACCOMMODATION

An open plan suite of offices, with suspended ceiling and integrated lighting, carpeting and fitted kitchen. Includes three allocated parking spaces.

FEATURES

- Self-Contained Suite
- 3 Parking Spaces
- Good Road & Rail Connections
- Carpeted

ACCOMMODATION

Approx floor areas:	Sq. Ft	Sq. M
Ground Floor	985	91.5

PARKING FOR 3 CARS**TERMS**

Assignment or subletting of lease expiring February 2026 at a rent of £16,000 per annum exclusive. Alternatively a new six-year lease is available directly from the Landlord.

RENT

£16,000 per annum.

RATING

Rateable value:	£15,250
UBR 2022/23	49.9p/£
Estimated rates payable:	£7,610

VAT

The property has not been elected for VAT purposes.

SERVICE CHARGE

Details available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC - Band D.

LEGAL COSTS

Each party to pay their own costs, plus 50% of costs incurred in obtaining Landlord's consent.

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

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Lime Tree Workshop, 11 Lime Tree Walk,
Sevenoaks, Kent, TN13 1YH

