

SEVENOAKS, KENT 4,549 SQ. FT (422.6 SQ. M) APPROX.

LEASEHOLD **TO LET**



TOWN CENTRE OFFICES TO LET WITH AMPLE PARKING
ALEXANDER HOUSE, 31-39 LONDON ROAD, SEVENOAKS, KENT, TN13 1AR

LOCATION

Sevenoaks is an affluent West Kent market town located approximately 21 miles south east of Central London. Road and rail connections are excellent, with junction 5 of the M25 being approximately 2.5 miles distant. Sevenoaks main line station provides fast and frequent services to London, surrounding towns and the Kent coast.

SITUATION

Alexander House is situated on London Road in the heart of the town centre. All town centre services are within easy reach including Bligh's Meadow Shopping Centre and the main public car parks.

DESCRIPTION

Comprises a self-contained suite of offices spread across several inter connected period buildings. Parking for 19 cars.

ACCOMMODATION

Ground floor entrance with stairs up to a vaulted reception area/office, first floor offices, meeting rooms, kitchen + WC's. Stairs to second floor offices, with further stairs to third floor office + store room..

| Approx floor areas: | Sq. Ft | Sq. M |
|-------------------------------|--------------|--------------|
| Ground floor - Entrance lobby | not measured | |
| First floor - Office | 2,899 | 269.4 |
| Second floor - Office | 1,310 | 121.7 |
| Third floor - Office + Store | 340 | 31.6 |
| Total: | 4,549 | 422.7 |

PARKING: 19 SPACES

TERMS

A new effective full repairing and insuring lease is available for a term to be agreed, subject to vacant possession.

RENT

Upon Application.

LEGAL COSTS

Each party to pay their own costs.

RATING

| | |
|--------------------------|---------|
| Rateable value: | £71,800 |
| UBR 2022/23 | 51.2p/£ |
| Estimated Rates Payable: | £36,761 |

VAT

The property has not been elected for VAT purposes.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band: To Follow .

FEATURES

- Self-Contained Offices
- Central Heating
- 19 Parking Spaces
- Vaulted Reception Area
- Town Centre Location
- Excellent transport links

VIEWING

By prior appointment with the sole agents:
Salisbury & Co. 01732 463 205
Neil Salisbury:
neil@salisburyand.co

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

