

SEVENOAKS 406 SQ FT (37.7 SQ. M) APPROX.

LEASEHOLD **TO LET**



TOWN-CENTRE OFFICE SUITE - TO LET

LONDON HOUSE, 77 HIGH STREET, SEVENOAKS, KENT, TN13 1LD

£10,000 PAX

LOCATION

Situated on the western side of the High Street, with an entrance adjacent to the No. 8 restaurant, the premises are located in the heart of the town centre. All town centre facilities are within easy reach, including the main public car parks.

DESCRIPTION

Comprises an air-conditioned office suite on the second floor. The suite comprises three separate offices, and shared use of kitchen, WCs and of the boardroom by arrangement.

ROAD

| | | |
|----------|-----------|---------|
| M25 J5 | 1.8 miles | (3 km) |
| Gatwick | 23 miles | (37 km) |
| Heathrow | 50 miles | (79 km) |
| Stansted | 53 miles | (85 km) |
| London | 28 miles | (44 km) |

[Source: Microsoft Autoroute]

RAIL

Sevenoaks – London Bridge 25 mins
 Sevenoaks – Ashford Int. 49 mins
 (Onwards to Calais, Lille, Paris, Brussels)
 Source: National Rail Enquiries Website

FEATURES

- Town-centre Offices
- Flexible Terms
- Air-conditioned
- Carpeted
- Cat. II Lighting

ACCOMMODATION

With approx. floor areas:

| Floor | Suite | Sq ft | Sq m |
|--------|-------|-------|------|
| Second | 4 | 406 | 37.7 |

TERMS

A new sub-lease is available for a term to be agreed.

RENT

£10,000 per annum inclusive of maintenance and building repairs. Tenants to be responsible for electricity, by way of a sub-meter, and for Rates (see below).

LEGAL COSTS

Each party to bear their own costs.

RATING

Rateable value - £ 6,800 per annum, thereby below the qualifying threshold and benefitting from Small Business Rates relief, if eligible.

VAT

We understand that the property has not been elected for VAT purposes.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Band E

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

neil@salisburyand.co

Lime Tree Work Shop, 11 Lime Tree Walk,
 Sevenoaks, Kent, TN13 1YN

