

SEVENOAKS 5,305 SQ FT (492.8 SQ M) APPROX.



LEASEHOLD **TO LET**



TOWN CENTRE OFFICE BUILDING WITH SUBSTANTIAL ON-SITE PARKING

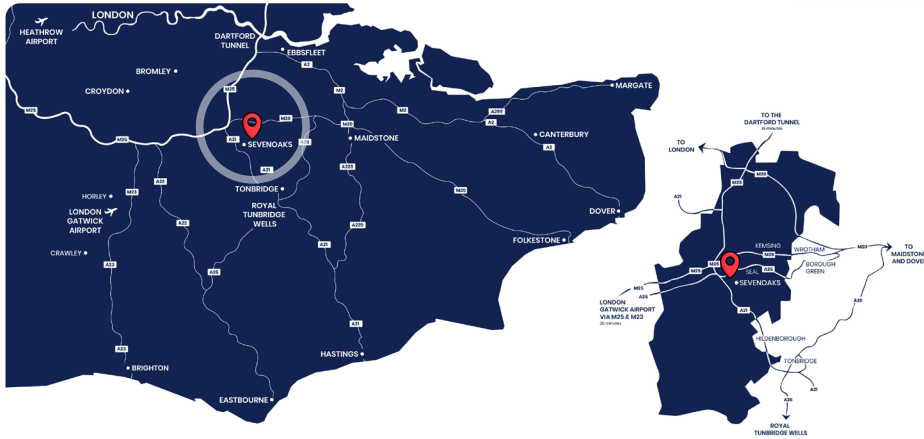
6 PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR

[///trails.sofa.stack](http://trails.sofa.stack)



SALISBURY & Co.
01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS



LOCATION

Sevenoaks is an affluent West Kent market town located approximately 21 miles south east of central London. Road connections are excellent, with junction 5 of the M25 being approximately 3.5 miles distant.

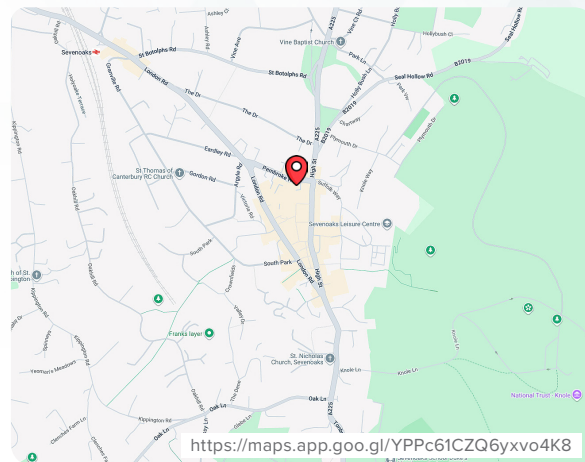
Sevenoaks station provides fast and frequent services to Central London with advertised journey times from 22 minutes.

DRIVING DISTANCES

M25 JUNCTION 5/A21	3.5 MILES
BIGGIN HILL AIRPORT	11 MILES
GATWICK AIRPORT	28 MILES
BROMLEY	15 MILES
TUNBRIDGE WELLS	14 MILES

RAIL JOURNEY TIMES

LONDON BRIDGE	22 MINS
CHARING CROSS	33 MINS
BROMLEY SOUTH	28 MINS
TUNBRIDGE WELLS	19 MINS



SITUATION

The property is situated on the northern side of Pembroke Road, close to it's junction with the High Street and opposite the entrance to Bligh's Meadow Shopping Centre.

DESCRIPTION

Comprises a self-contained two-storey, office building erected in the mid/late 80's. It is of concrete frame construction with face brickwork under a shallow pitched roof.

There is a large surface car park to the rear with 28 designated parking spaces.

ACCOMMODATION

The accommodation is arranged to provide a reception area, open-plan offices, kitchen/breakout room, cloakroom/WC's and a store room at ground floor level, with the first floor providing further offices, a tea point and a cloakroom/WC.

The premises have the following approximate net internal floor areas:

	SQ_FT	SQ_M
GROUND FLOOR	2,624	243.8
FIRST FLOOR	2,681	249
TOTAL	5,305	492.8

AGENT'S NOTE

It is considered that the property could be suitable for alternative uses such as day nursery, educational or medical, subject to the necessary consents.



FEATURES & AMENITIES

- Town centre location
- Large car park - 28 secure parking spaces
- Self-contained building
- Open plan
- Double glazed windows
- Central heating
- Comfort cooling
- Suspended ceiling
- Integrated LED + fluorescent lighting
- Perimeter trunking
- Carpeting



TERMS

A new lease is available for a term to be agreed and subject to the landlord obtaining vacant possession.

RENT

Upon application

RATING

RATEABLE VALUE £117,000

UBR 2025/26 55.5P/£

VAT

The property has been elected for VAT purposes.

LEGAL COSTS

Each party to bear their own costs.



EPC

Band D

ANTI MONEY LAUNDERING POLICY

The Money Laundering Regulations require us to conduct checks upon all purchasers (including tenants). Prospective purchaser(s) will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

VIEWING

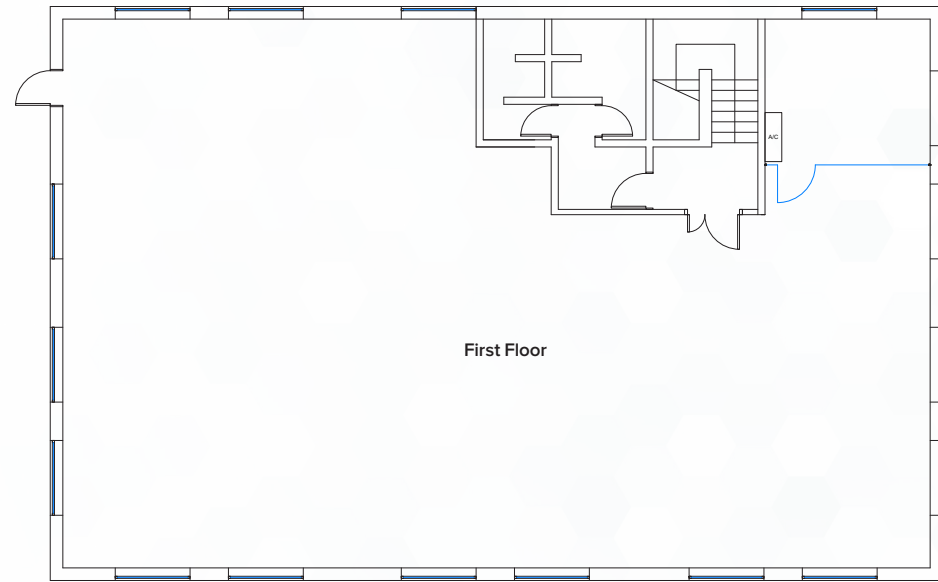
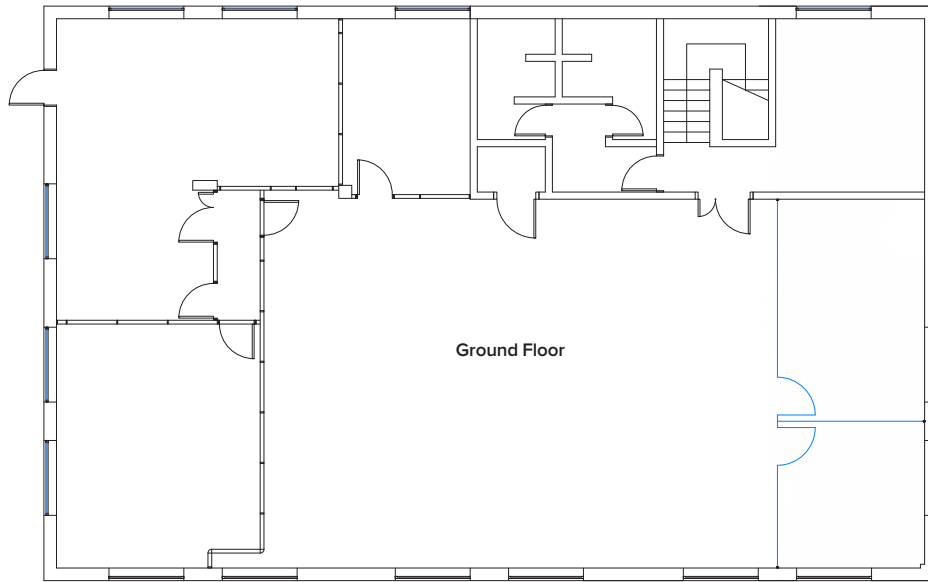
By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury - neil@salisburyand.co



FLOORPLAN



Indicative layout. Not to Scale. For representation only.

VIEWING

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

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