

16 SOUTH PARK

SEVENOAKS

# 16 SOUTH PARK

KENT | TN13 1AN

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# WELCOME TO 16 SOUTH PARK

Available office space on the first floor of the building which has been fully refurbished to a grade A standard, together with secure private on-site parking.

The building and the first floor has recently undergone a substantial upgrade including the common areas. The transformation of the main entrance hall into a bright and modern reception facility compliments the fully modernized first floor offices.



# 16 SOUTH PARK



Sevenoaks Railway Station is located 0.5 miles (0.8 km) to the north west and benefits from a regular service to and from London (advertised journey time to London Bridge approximately 22 minutes, and advertised journey time to Charing Cross and Cannon Street approximately 30 minutes).

16 South Park is situated almost opposite the main Post Office in Sevenoaks town centre, near its junction with London Road. The building is in close proximity to all town centre retail and leisure amenities. The prime retail pitch of Sevenoaks High Street is located 100m to the east where national retailers include Waitrose, Marks & Spencer, Tesco, Barclays, Boots and Cafe Nero.

# CONVENIENTLY LOCATED



KENT, TN13 1AN

16 SOUTH PARK



# ACCOMMODATION

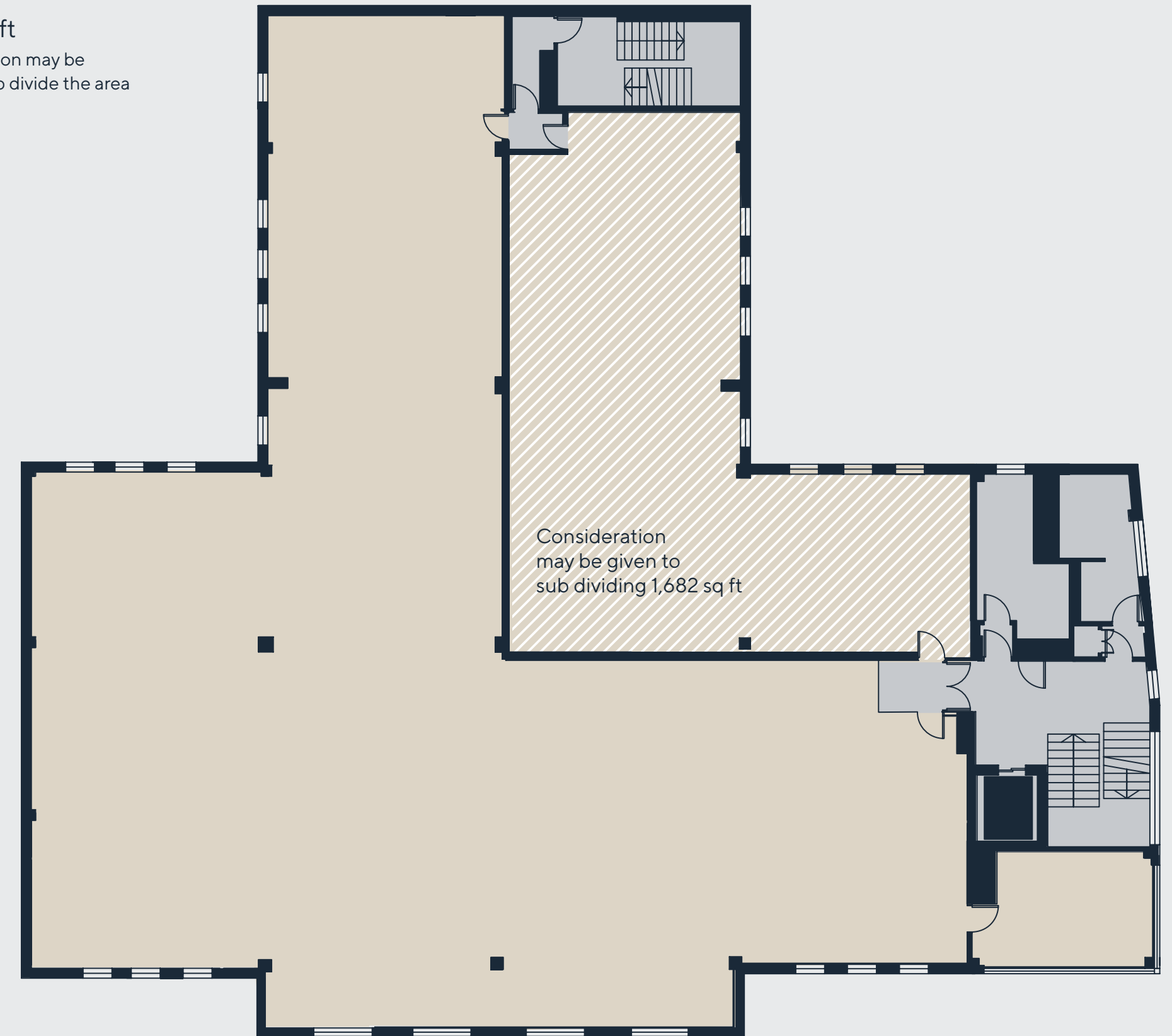
		SQ FT	SQ M
SECOND FLOOR	LET	7,040	654.04
<b>FIRST FLOOR *</b>		<b>6,984</b>	<b>648.83</b>
GROUND FLOOR	LET	6,440	598.29
<b>TOTAL</b>		<b>20,464</b>	<b>1901.16</b>

\*Potential to sub-let part



## FIRST FLOOR

6,984 sq ft  
 \*Consideration may be given to sub divide the area



- Key
- Available space
  - Core
  - Lift

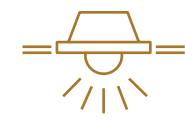
Floor plans not to scale. For indicative purposes only.

16 SOUTH PARK

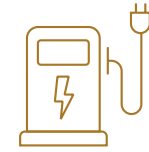


# SPECIFICATION

ESG



Suspended ceilings with LED lighting modules



Optional EV charging by arrangement



Cycle racks



EPC rating C



Electric heating and comfort cooling



FEATURES



Passenger lift



Perimeter floor trunking to accommodate power and IT network



Male and female WCs on all floors



Parking ratio 1:350 sq ft



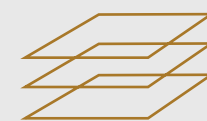
Flexible open plan layout



Shower and changing facilities



Extensive storage



Potential to divide the First floor into three suites



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## PROPERTY INFORMATION

### TERMS

The accommodation is available to let by way of a new effective full repairing and insuring lease for terms to be agreed.

### VAT

The terms quoted are exclusive of VAT which will be charged at the standard rate.

### SERVICE CHARGE

All terms are exclusive of a service charge to cover common parts.

### EPC

C rating.

## CONTACT

Strictly by appointment with joint agents:

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Michael  
Rogers

HanoverGreen

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3. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
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