

SEVENOAKS 915 - 1,932 SQ.FT (85.0 - 179.5 SQ. M) APPROX.

LEASEHOLD **TO LET**



## FLEXIBLE OFFICE ACCOMMODATION - TO LET

1 COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB

RENT - UPON APPLICATION

**SALISBURY & Co.**  
01732 463 205 [www.salisburyand.co](http://www.salisburyand.co)

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## LOCATION

Located in the "Hollybush" area, off St John's Hill.

Sevenoaks town centre is approximately 0.7 miles to the south and Sevenoaks Station is approximately 1 mile distant.

The property is situated in a prominent, corner position at the junction of Cobden Road and Quakers Hall Lane.

Unrestricted parking is available on Quakers Hall Lane.

## DESCRIPTION

Comprises a traditionally constructed, two storey, attached building, with colour washed rendered facades under a tiled pitched roof. Externally there is off road parking for two cars.

## ACCOMMODATION

With approx. floor areas:

Floor	Use	Sq ft	Sq m
Ground		915	85.0
First		901	83.7
Basement		116	10.8
<b>Total</b>		<b>1,932</b>	<b>179.5</b>

## TERMS

New leases are available for a term to be agreed.

## RENT

Upon application.

## LEGAL COSTS

Each party to bear their own costs.

## BUSINESS RATES

Further details upon application.

## VAT

VAT will not be payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

## FEATURES

- Flexible Accommodation
- Prominent Location
- Good Natural Light
- On-Street Parking
- Walking Distance to Town Centre and Station

## VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury

Email: [neil@salisburyand.co](mailto:neil@salisburyand.co)

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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