



MODERN TOWN-CENTRE OFFICE SUITE

Posted on 19th September 2024



Categories: [OFFICES](#), [TO LET](#)

Address

4a Brewery Lane
Bligh's Meadow
Sevenoaks
Kent
TN13 1DF

Area

1,071 SQ. FT (99.52 SQ. M) Approximately

Main Features

- Air Conditioning
- Fully Carpeted
- Entry Phone Security
- Perimeter Power Cabling
- Double Glazed Windows

Description

A suite of largely open-plan offices at first floor level within a modern commercial development built in 2000.





The offices were fully refurbished in 2014 and benefit from air-conditioning, LG7 lighting, perimeter trunking, carpeting and an audio entry phone system.

The accommodation is principally open-plan with glazed partitioned private office/meeting room, kitchenette and cloakroom/WC.

Location

The property is situated within the heart of the Bligh's Meadow development with Sevenoaks Town Centre.

Sevenoaks mainline railway station is approximately half a mile distant with its fast and efficient service to and from London.

Junction 5 of the M25 is some 2.5 miles distant.

Latitude = 51.272745381071935

Longitude = 0.19162145941541145

Accommodation

With approximate floor areas:

		Sq.Ft.	Sq.M.
First Floor	Office	1,071	99.52
Total		1,071	99.52

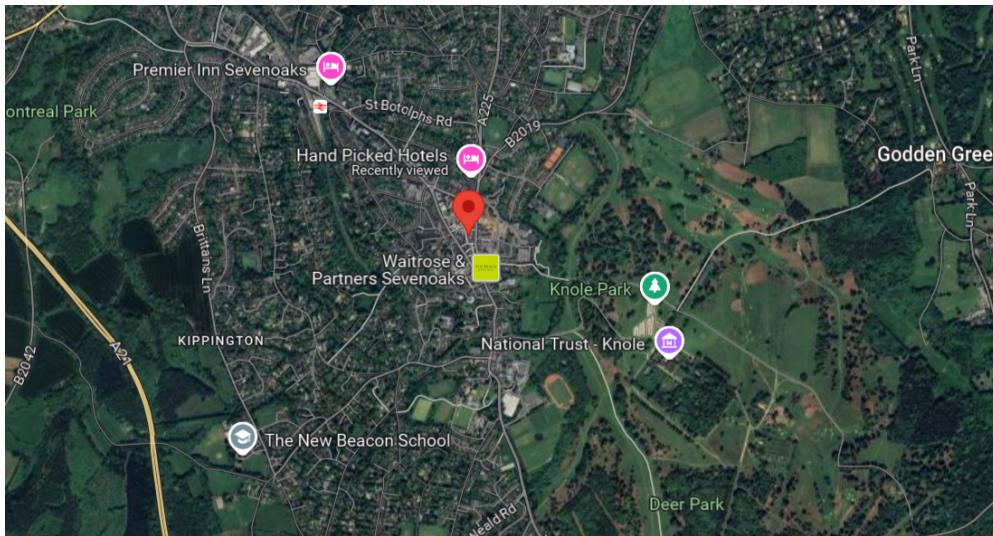
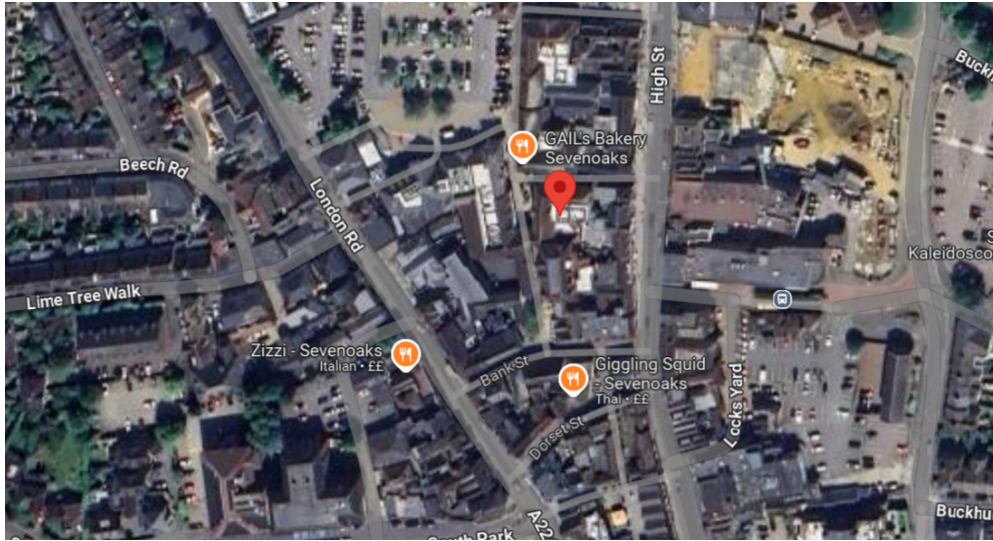
Details

TERMS

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

RENT

£29,500 per annum exclusive.



4a Brewery Lane, Sevenoaks

SERVICE CHARGE

Service charge is payable. Further details upon request.

RATING

Rateable value: £22,500

UBR 2024/25 49.9p/£

VAT

The rent and service charge are exclusive of VAT which will be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band D.

LEGAL COSTS

Each party to pay their own costs.

RENT DEPOSIT

The ingoing tenant may be required to pay a deposit subject to status.

VIEWING

By prior appointment with the sole agents: Salisbury & Co. – Tel: 01732 463 205

Neil Salisbury | Email: neil@salisburyand.co

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

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