

SEVENOAKS FROM 805 SQ.FT (74.8 SQ. M) TO 2,617 SQ.FT (243.1 SQ.M) APPROX.

LEASEHOLD **TO LET**



HIGHLY PROMINENT TOWN CENTRE OFFICES

THE CLOCK HOUSE, 3-4 BLIGH'S ROAD, BLIGH'S MEADOW, SEVENOAKS, TN13 1DA

RECENTLY REFURBISHED TO A HIGH STANDARD

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Sevenoaks is an attractive and historic west-Kent market town, located approximately 21 miles south east of Central London. Transport links are excellent with fast and frequent rail services to London Charing Cross, Waterloo East, London Bridge and Blackfriars stations. Junction 5 of the M25 is just over 2.5 miles distant.

DESCRIPTION

A striking, prominent and highly attractive purpose-built office with impressive glazed entrance fronting the Bligh's Meadow car park. Formed of two principal areas, with one part being the imposing Clock House and the other immediately above the glazed entrance.

ACCOMMODATION

Comprises two office suites, accessed via a shared, glazed entrance. Suite 1 is an open-plan office with some glazed partitioned offices and Suite 2 is a smaller office benefitting from very high levels of natural light as it has windows to all four sides. The offices were comprehensively refurbished around five years ago.

ACCOMMODATION

With approximate floor areas:

Floor	Use	Sq ft	Sq m
First	Suite 1	805	74.8
	Suite 2	1,812	168.2
TOTAL		2,617	243.1

TERMS

A new effectively full repairing and insuring lease, subject to Service Charge, is available for a term to be agreed.

RENT

£72,500 per annum.

LEGAL COSTS

Each party to bear their own legal costs.

RATING

Rateable Value £59,500

UBR 2025/26 - 48p/£

Estimated rates payable £28,560

Should the offices be let individually, the Rateable Value will need to be reassessed.

VAT

VAT will be payable on the property

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C.

FEATURES

- Striking entrance hall
- Air conditioned
- Flexible Space
- Cat 2 lighting
- Carpeting to office areas

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

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