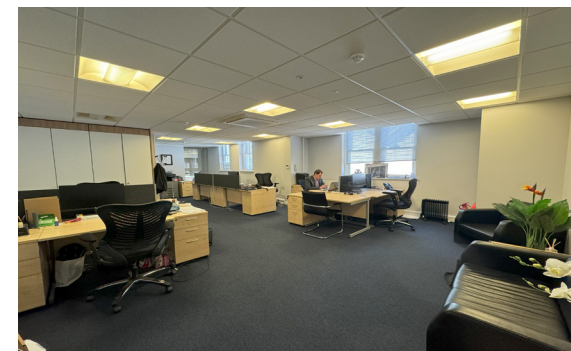


SEVENOAKS - 1,071 SQ. FT (99.52 SQ. M) APPROX.

LEASEHOLD **TO LET**



**MODERN TOWN-CENTRE OFFICE SUITE TO LET**

4A BREWERY LANE, BLIGH'S MEADOW, SEVENOAKS, TN13 1DF

**RENT £29,500 PAX**

**SALISBURY & Co.**

01732 463 205 [www.salisburyand.co](http://www.salisburyand.co)

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**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.

**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.

**FEATURES**

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

**ACCOMMODATION**

With approximate floor areas:		Sq. Ft	Sq. M
First Floor	Office	1,071	99.52
<b>TOTAL</b>		<b>1,071</b>	<b>99.52</b>

**TERMS**

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

**RENT**

£29,500 per annum exclusive.

**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 incoming tenant may be required to pay a deposit subject to status.

**VIEWING**

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

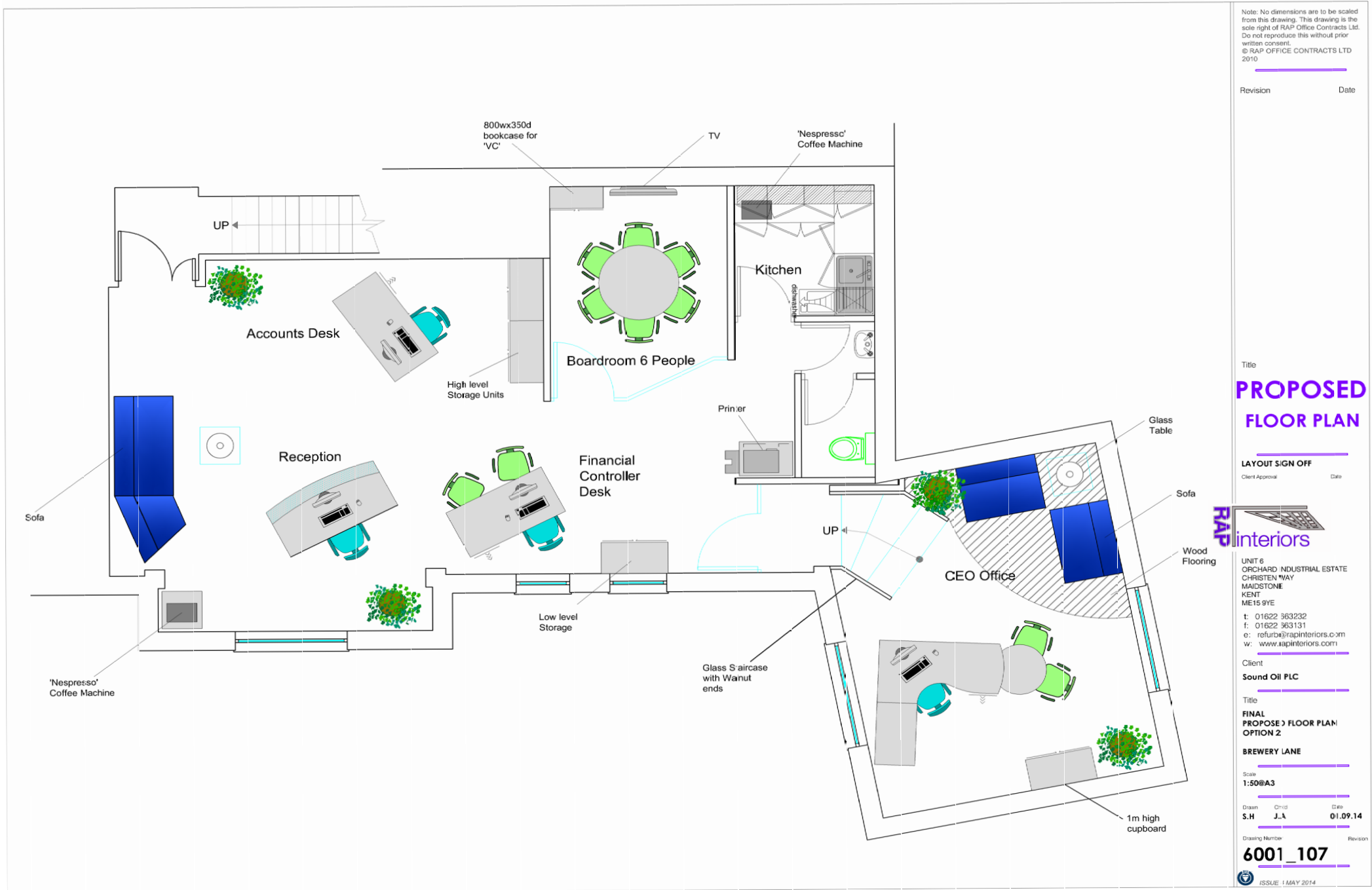
[neil@salisburyand.co](mailto:neil@salisburyand.co)

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Lime Tree Workshop, 11 Lime Tree Walk,  
Sevenoaks, Kent, TN13 1YH





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Revision \_\_\_\_\_ Date \_\_\_\_\_

Title  
**PROPOSED FLOOR PLAN**

LAYOUT SIGN OFF  
 Client Approval \_\_\_\_\_ Date \_\_\_\_\_



UNIT 6  
 ORCHARD INDUSTRIAL ESTATE  
 CHRISTEN WAY  
 MAIDSTONE  
 KENT  
 ME15 9YE  
 t: 01622 363232  
 f: 01622 363131  
 e: refurb@rapinteriors.com  
 w: www.rapinteriors.com

Client  
**Sound Oil PLC**

Title  
**FINAL PROPOSED FLOOR PLAN OPTION 2**

Client  
**BREWERY LANE**

Scale  
**1:50@A3**

Drawn By: S.H. Checked By: J.A. Date: 01.09.14

Drawing Number: **6001\_107** Revision: \_\_\_\_\_