



**TO LET – FLEXIBLE OFFICE SUITES**

10.01 SQ M – 47.15 SQ M (129 SQ FT - 508 SQ FT)

THE CROWN, HIGH STREET, SEAL, SEVENOAKS, TN15 0AJ

est. 1828  
**bracketts**

## LOCATION

The property is situated on the southern side of Seal High Street (A25), around 2 miles or so east of Sevenoaks town centre and main line station. Junction 5, M25 at Chevening is around 3 miles to the west with the M20 accessed to the east at Wrotham.

The property is in the centre of the village of Seal. Surrounding occupiers comprise a mixture of commercial and residential users.

## DESCRIPTION

A former pub which has been converted and fully refurbished to provide office suites across the ground and first floors.

**FLOOR AREAS** approx. NIA.

Available as single or multiple rooms ranging from:

10.01 sq m – 47.15 sq m  
(129 sq ft – 508 sq ft)

## TERMS

Available on a flexible effective full repairing and insuring lease, on terms to be agreed, for a minimum period of 12 months.

## RENT

Rental on application.

Available as single or multiple rooms.

## AMENITIES / SPECIFICATION

- Refurbished offices
- Shared kitchen
- Electric heating
- Separate male and female WC's
- 1 car parking space per suite (additional spaces subject to an additional charge)

## SERVICE CHARGE

A service charge is levied for the upkeep of common parts.

## BUSINESS RATES

We are informed business rates are not applicable, but interested parties are advised to verify this direct with the local authority.

## EPC

Not applicable

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

## POSSESSION

Upon completion of legal formalities.

## VIEWING

Strictly by appointment through sole agents Bracketts:

**01732 350503**

**Dominic Tomlinson**

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

**Dom Barber**

[dominic.barber@bracketts.co.uk](mailto:dominic.barber@bracketts.co.uk)

*Subject to contract*

### Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

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SEVENOAKS  
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### CONTACT US

132 High Street  
Tonbridge  
Kent TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: [tonbridge@bracketts.co.uk](mailto:tonbridge@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street, Tunbridge Wells, Kent  
Tel: (01892) 533733

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