

GRADE "A" OFFICES



Weald House

Sundridge, Sevenoaks, TN14 6ER

**Grade A Office Suite close
to Junction 5 of the M25**

5,647 sq ft
(524.62 sq m)

- Ground Floor Suite
- 'Grade A' Specification
- Air Conditioning
- Full Access Raised Floors
- Suspended Ceilings with LED lighting
- 21 Car Parking Spaces
- Estate CCTV Security System

Weald House, Sundridge, Sevenoaks, TN14 6ER

Description

Weald House is a modern two storey office building set within a well landscaped campus environment on the western fringe of Sevenoaks.

The ground floor has two self-contained wings, each accessed off an imposing central entrance with a prestigious reception area. The available north suite comprises a predominantly open plan space with superb natural light together with a partitioned kitchen/staff room, two partially glazed private offices and some private wcs and shower supplementing the communal facilities available just off the reception area.

Weald House is home to notable businesses including BAM Nuttall & Barratt Homes.

Location

Weald House is situated in a highly accessible and strategic location immediately off the A25 within 1 mile of Junction 5 of the M25 and the A21 London to Hastings Road.

Sevenoaks town centre, with its comprehensive facilities, is approximately 3 miles to the east. Sevenoaks railway station offers fast and frequent services to London Bridge, London Waterloo East and London Charing Cross with advertised journey times of 25, 30 and 35 minutes respectively.

Accommodation

The available space has the following approximate floor area:

Name	Size	sq m
Ground - North Suite	5,647 sq ft	524.62

Viewings

For further information or to view the suite, please contact David Robinson at Karrison Property.

Terms

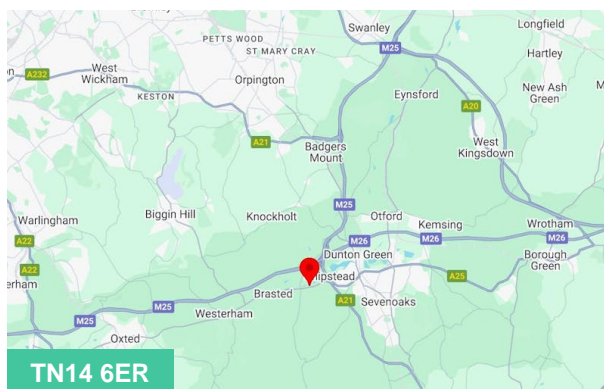
The suite is available to rent on a new lease for a term to be agreed on effective full repairing and insuring terms (via the service charge). The rent is to be based on £25 per sq ft per annum exclusive.

Features

- Air conditioning
- Full access raised floors
- Suspended ceilings with LED lighting
- Double glazed windows
- Estate CCTV security system
- Fully carpeted
- 21 car parking spaces

Business Rates

Ground Floor North:
Rateable value £105,000



Summary

Available Size	5,647 sq ft
Rent	£25 per sq ft
Rates Payable	£57,330 per annum
Rateable Value	£105,000
Service Charge	There is a service charge payable in respect of the common costs of the building and estate. Further details on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Viewing & Further Information

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or visit karrison.co.uk



Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 16/02/2025

