

CHIPSTEAD, SEVENOAKS, KENT 1,384 SQ.FT. (128.6 SQ.M.) APPROX

LEASEHOLD **TO LET**



SELF-CONTAINED OFFICES IN IDYLIC SETTING
WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, KENT, TN13 2RY

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Situated in an idyllic setting in the village of Chipstead. Sevenoaks, town centre, with its comprehensive facilities, is approx. 2.5 miles distant. Road connections are excellent with junction 5 of the M25/A21 being under half a mile away. Sevenoaks mainline station, with advertised journey times to London Bridge from 35 minutes, is approx. 1.5 miles.

DESCRIPTION

The available accommodation provides two open-plan interconnected offices with central heating, LED strip lights, double glazed windows and window blinds. Kitchen and male and female WC's.

ACCOMMODATION

with approx. floor areas:

Ground Floor:	Sq.Ft.	Sq.M.
Entrance Lobby & reception		
Offices:	1,384	128.6

TERMS

Available on flexible terms.

RENT

Upon Application.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C. Valid until March 2032.

LEGAL COSTS

Each party to pay their own costs.

RATING

Rateable Value - £28,750
UBR 2025/26 49.9p/£ (from April 2026)
Estimated Rates Payable - £14,346.50

VAT

The property has not been elected for VAT purposes.

SERVICE CHARGE

Service charges will be payable on the property. Further details available upon request.

FEATURES

- Idyllic Setting
- Flexible Terms
- On-Site Car Parking
- Central Heating
- LED Lighting
- Audio Entryphone

VIEWING

By prior appointment with the sole agents:
Salisbury & Co. 01732 463 205
Neil Salisbury:
neil@salisburyand.co

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