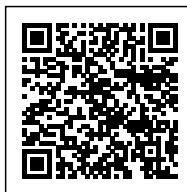




TOWN CENTRE OFFICE SUITE TO LET

Posted on 21st September 2023



Categories: [OFFICES](#), [TO LET](#)

Address

Suite 4
London House
77 High Street
Sevenoaks
Kent
TN13 1LD

Area

406 Sq. Ft (37.7 Sq. M.) Approx.

Main Features

- Town-centre Offices
- Flexible Terms
- Air-conditioned
- Carpeted
- Cat. II Lighting



Description

Comprises an air-conditioned office suite on the second floor. The suite comprises three separate offices, and shared use of kitchen, WCs and of the boardroom by arrangement.

Location

Situated on the western side of the High Street, with an entrance adjacent to the No. 8 restaurant, the premises are located in the heart of the town centre. All town centre facilities are within easy reach, including the main public car parks.

Latitude = 51.270216643493036

Longitude = 0.19261995103933888

Accommodation

With approx. floor areas:

Floor	Suite	Sq.Ft.	Sq.M.
Second	4	406	37.7

Details

TERMS

A new sub-lease is available for a term to be agreed.

RENT

£10,000 per annum inclusive of maintenance and building repairs.

Tenants to be responsible for electricity, by way of a sub-meter, and for Rates (see below).

LEGAL COSTS

Each party to bear their own costs.



RATING

Rateable value – £ 6,800 per annum

thereby below the qualifying threshold and benefiting from Small Business Rates relief, if eligible.

VAT

We understand that the property has not been elected for VAT purposes.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band E.



High Street, Sevenoaks

VIEWING

By prior appointment with the sole agents: Salisbury & Co. – Tel: 01732 463 205

Neil Salisbury | Email: neil@salisburyand.co

Lime Tree Work Shop, 11 Lime Tree Walk, Sevenoaks, Kent TN13 1YH

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