

SEVENOAKS 1,377 SQ.FT (127.0 SQ. M) APPROX.

LEASEHOLD **TO LET**



SUPERB, CONTEMPORARY STYLED OFFICES TO LET

ALTERNATIVE USES CONSIDERED

2 WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ

RENT - £37,500 PER ANNUM

SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

The property is situated in a quiet courtyard setting on Buckhurst Avenue, just a couple of hundred yards off the High Street. All town centre services are within easy reach, including the main public car parks, shopping facilities and leisure centre. Sevenoaks mainline station is approx. a mile distant.

DESCRIPTION

The premises are superbly presented and were comprehensively refurbished in 2014 to include steel wall panelling in the entrance hall and stairwell, with steel staircase and glass panel balustrading. The first floor benefits from a vaulted ceiling and high levels of natural light.

The premises are currently arranged to provide a striking entrance hall, open plan offices and two cloakrooms/WCs at ground floor, an open plan office and kitchen area at first floor and a breakout area and storage in the basement.

ACCOMMODATION

With approximate floor areas:

Floor	Use	Sq ft	Sq m
Ground	Offices	446	41.4
First	Offices	605	56.2
Basement	Breakout room and storage	326	30.3
TOTAL		1,377	127.9
Parking		1 Space	

TERMS

A new effectively internal repairing and insuring lease is available for a term to be agreed.

RENT

£37,500 per annum exclusive.

LEGAL COSTS

Each party to bear their own costs.

VAT

VAT will be payable on the rent.

RATING

Rateable Value (2026 assessment) £28,250.

UBR 2026/27 44.2p/£

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be assessed.

ANTI MONEY LAUNDERING

Checks will be undertaken on the new tenants.

FEATURES

- Architect Designed
- Contemporary Refurbishment
- Suitable for Alternative Uses
- Central Location
- Parking Space
- Large Storage Room
- Vacant Possession

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury

Email: neil@salisburyand.co

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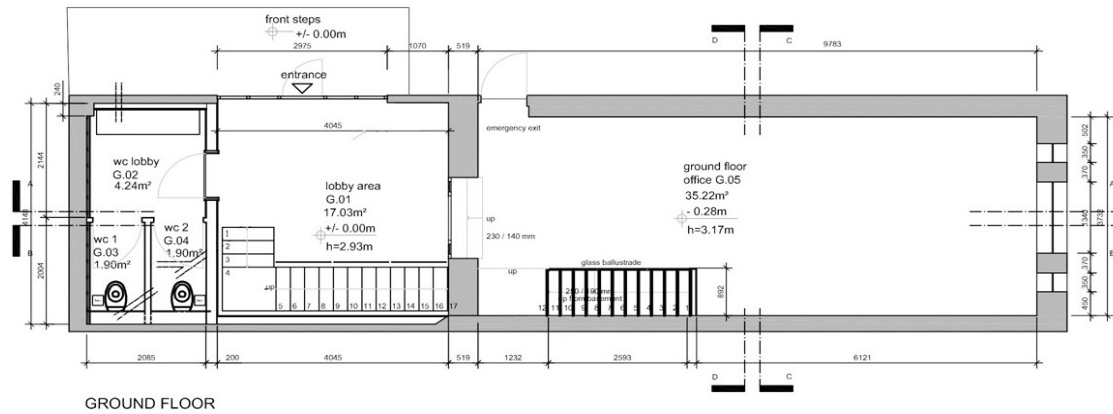
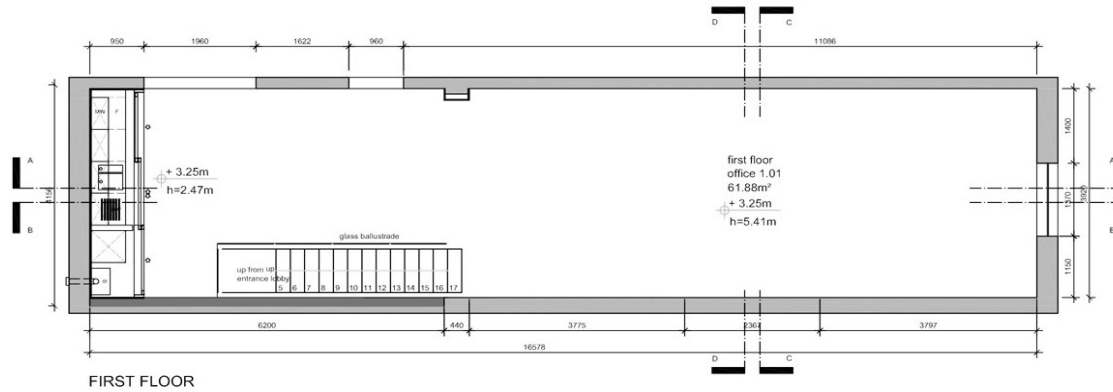
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Lime Tree Work Shop, 11 Lime Tree Walk, Sevenoaks,
Kent, TN13 1YH



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AREA SCHEDULE

Basement	36.29m ²
Ground Floor	60.29m ²
First Floor	61.88m ²
Total	158.46m²

