

Pembroke Road

9 Pembroke Road, Sevenoaks, Kent, TN13 1XR

Offices To Let / May Sell - POA

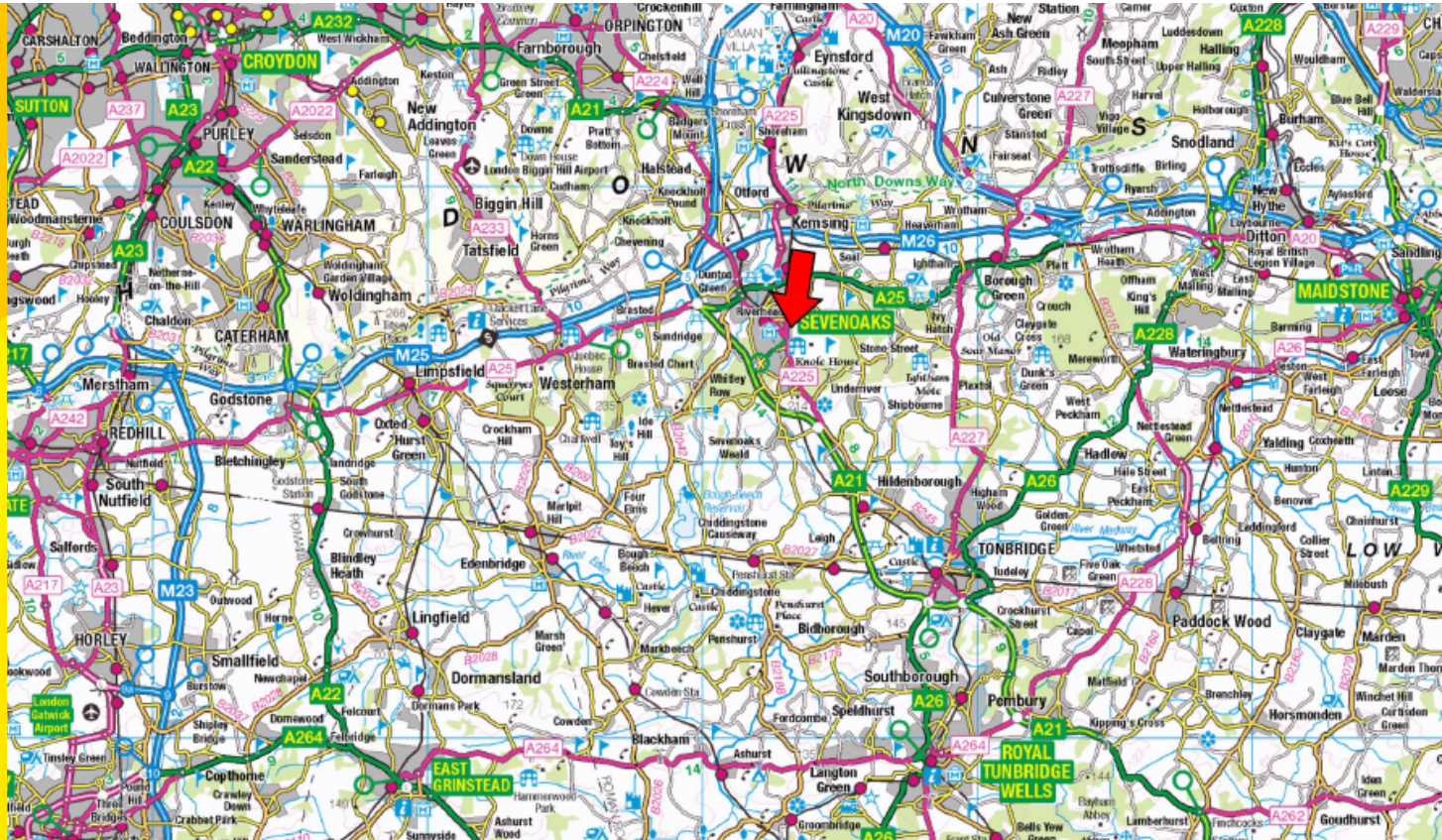


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CGI Image

KEY HIGHLIGHTS

- New Build Grade A Office Space
- Situated in Sevenoaks town centre, approximately 0.5 miles from Sevenoaks railway station.
- Class E Use
- Arranged over three floors
- Practical completion 2027
- Price on Application
- Available to pre-let or vendor may sell.



LOCATION

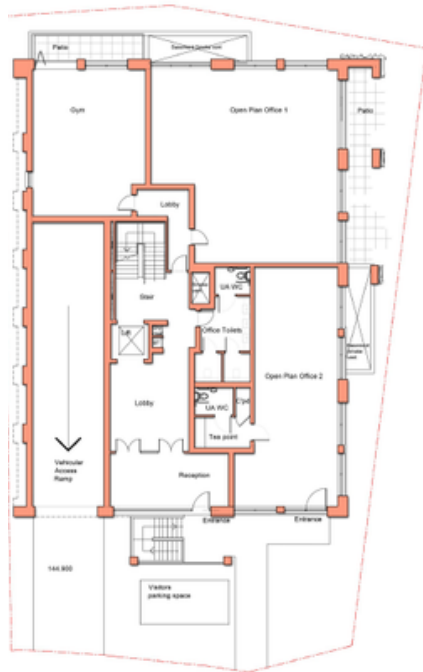
The property is located in Sevenoaks town centre. Sevenoaks is a popular location for commuters and families being approximately 25.8 miles to the south east of Central London. Tunbridge Wells is 12.1 miles to the south and Maidstone is 19.8 miles to the east.

Sevenoaks provides a good range of local amenities with the High Street benefiting from a multitude of shops, supermarkets, pubs and restaurants. A wider range of retailers are available at Maidstone, Tunbridge Wells and Bluewater shopping centre. There is also significant office presence around the station and High Street areas. There are a number of well-regarded schools within Sevenoaks to include Chevening St Botolph's CEVA Primary School, Sevenoaks Preparatory School, Sevenoaks School, Walthamstow Hall and Trinity school. The surrounding towns and villages also offer a wide range of primary, grammar / state and private schools. Additionally an abundance of leisure facilities are available in the surrounding area, with several golf, football and rugby clubs and leisure centres nearby. Knole Park National Trust sits 1 mile to the south east.

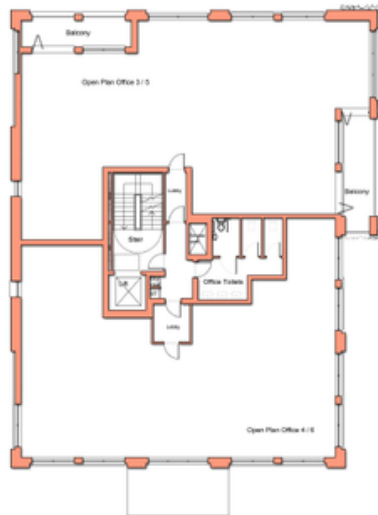
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR		SQ M	SQ FT
1	Open plan office	87	936
2	Open plan office	70.2	756
3	Open plan office	192	2067
4	Open plan office	175	1884
5	Open plan office	192	2067
6	Open plan office	175	1884
Gym	Gym	66.4	715



Level 0 - Ground Floor Plan



Level 1 & 2 - First & Second Floor Plan

LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking to cover the seller's reasonable costs in the event that the buyer withdraws from the transaction following agreement of heads of terms and expense has been incurred in preparing and finalising the legal pack.

VIEWINGS

The site can be viewed from Pembroke Road or the entrance to Bligh's Meadow Car Park.

METHOD OF SALE

The property is being marketed to Let or by Private Treaty.

Please note that the vendor reserves the right not to accept the highest, or indeed any offer.

Please contact the sole selling agents Savills for any further information.

CONTACT

For further information please contact:

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