

SEVENOAKS 861-1,744 SQ.FT. (80.0-162.0 SQ. M.)APPROXIMATELY)

LEASEHOLD **TO LET**



FLEXIBLE TOWN CENTRE OFFICES WITH PARKING

FIRST FLOOR, SACKVILLE HOUSE, 55 BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ

RENT UPON APPLICATION

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Sackville House is located in a quiet yet central location in the very heart of the town. The surrounding area is a mix of commercial and residential uses and the High Street is approx 200 yards distant. All town centre facilities, including the main public car parks are within easy reach.

DESCRIPTION

Comprises the first floor of this modern, two-storey, purpose-built office, constructed in the late 1980s early 1990s.

The suites are interconnecting and can be let separately or combined.

Externally there is secure on-site parking for up to 9 cars.

FEATURES

- Centrally Heated
- Modern Office Building
- Parking for 9 cars
- Town Centre Location
- Carpeted
- Flexible Accommodation

ACCOMMODATION

With approx. floor areas

Floor	Use	Sq ft	Sq m
Suite C	Offices	883	82.0
Suite D	Offices	861	80.0
Total		1,744	162.0

Parking for up to 9 Cars

LEGAL COSTS

Each party to bear their own costs.

RATING

Rateable value - £42,750

UBR 2025/26 - 49.9p/£

Estimated rates payable £21,375

VAT

VAT will be payable on the rent and on any service charge levied.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C Rating 59.

TERMS

A new effectively full repairing and insuring lease is available for a term to be agreed. Any lease granted will incorporate a rolling landlord's break option from January 2028, operable on 12 months prior notice.

RENT

Upon application.

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Email: neil@salisburyand.co

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