

**PRICED
TO SELL**

**NO
VAT**



**FOR SALE /
MAY LET**

OFFICE FOR SALE / MAY LET – 1,454 SQ FT (135.1 SQ M)

Unit 4, East Point, High Street, Seal, Sevenoaks, Kent, TN15 0EG

ADJACENT UNIT 3 (FULLY LET OFFICE INVESTMENT) ALSO AVAILABLE

DESCRIPTION

East Point is a purpose-built office scheme constructed in the late 1980's. Each unit is held on a 999 year lease from 1991 and benefits from a share of the management company.

Unit 4 comprises the 1st and 2nd floors of the mid-terrace unit. It has been newly decorated and carpeted throughout.

The unit is allocated 6 parking spaces in the rear car park.

LOCATION

Seal is located approximately 2.5 miles east of Sevenoaks, on the A25. Road and rail connection are good, with Junction 5 of the M25 being approximately 4 miles to the west and the M26/M20 Junction is 5.5 miles east.

Sevenoaks Station provides direct services as follows:

London Bridge: From 21 mins
London Charing Cross: From 31 mins
Tunbridge Wells: From 18 mins

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
First Floor	874	81.2
Second Floor	580	53.9
TOTAL	1,454	135.1

AMENITIES

- Fluorescent lighting
- Double glazing
- Gas-fired central heating
- Comfort cooling
- Perimeter trunking
- Male and female WCs
- Kitchenette
- 6 x Parking spaces

TERMS

The property is offered for sale long-leasehold. The vendor's term is 999 years from 1991. Approx. 965 years remaining.

Alternatively, a letting may be considered, on terms to be agreed.

PRICE

The property is offered for sale seeking Offers In the Region Of £215,000

RENT

Rent on application. Please contact the agents for further information if you are interesting in leasing the space.

DATA ROOM

To view the data room click [HERE](#).

RATES

Unit 4 has a rateable value of £23,500. Estimated rates payable £11,763 per annum.

SERVICE CHARGE

The service charge budget for 2025 equates to £7,569.72 per annum. (£5.20 per sq ft)

VAT

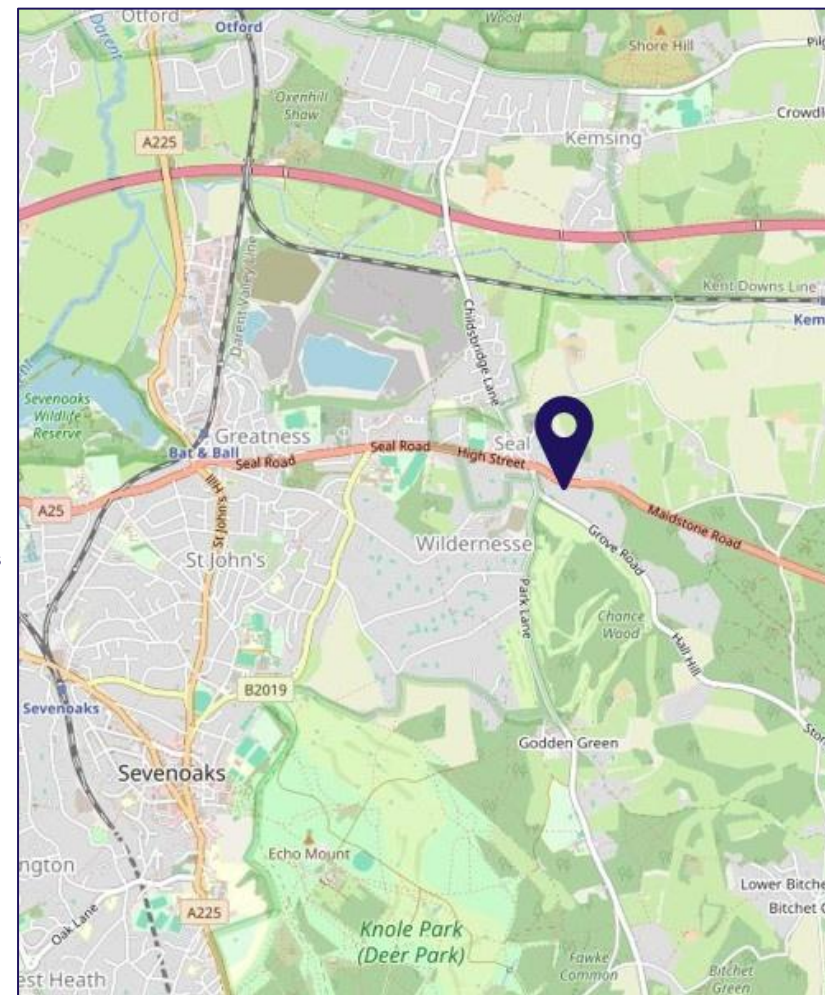
The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Unit 4 has an EPC: D rating.



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VIEWINGS – 020 3763 7575

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SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

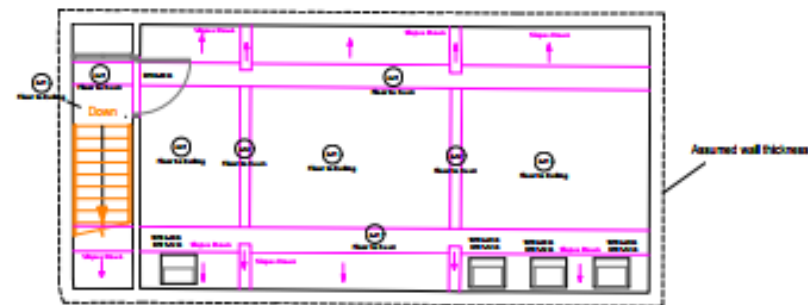
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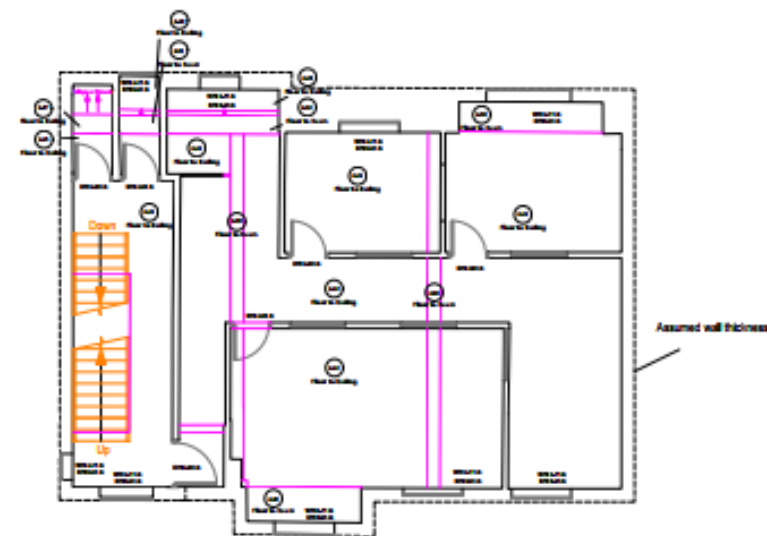
TITLE PLAN – K709494



FLOOR PLANS



Second Floor



First Floor

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SHW Property



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GALLERY



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