



AN ATTRACTIVE RECENTLY CONSTRUCTED OFFICE SUITE
1,471 SQ FT (136.7 SQ M)

The Calf Shed
Hatchlands Farm
Bayley's Hill
Sevenoaks
TN14 6NA

Quiet, rural setting, business unit
5 minutes from Sevenoaks town centre
Fully fitted kitchen and WCs
Parking on site

TO LET - £23,500 PA EXCLUSIVE



SITUATION

The property occupies a convenient rural location on Hatchlands Farm only 5 minutes from Sevenoaks town centre and 10 minutes from Tonbridge. With easy access to both the A21 and M25, Gatwick Airport, London and the south coast.

DESCRIPTION

A recently constructed self-contained office offering excellent modern, flexible accommodation particularly suited to a small business. Open plan with fitted kitchen.

Private car parking for 4-5 cars is available on site immediately adjacent to the property.

ACCOMMODATION (floor plan attached)

Ground floor : 1,471 sq ft (136.7 sq m).

The office is rectangular with dimensions of approx. 24 m by a depth of 5 m.

AMENITIES

- Electric radiator heating
- Perimeter power and telecoms points
- LED electric lighting
- Glazed windows and entrance door
- Carpet on solid raised floor
- Disability access/WC/disabled WC
- Mains water, electricity and drainage

TERMS

To be let on a new full repairing and insuring lease, terms to be agreed. A rent deposit and/or guarantor will be required and references will be taken up.

BUSINESS RATES

As from 1st April 2026 the rateable value is £22,500. For further information contact Sevenoaks District Council, Argyle Road, Sevenoaks, Kent, TN13 1GT 01732 227000.

RENT

£23,500 per annum exclusive.

VAT is not currently charged on the rent.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC in Band A+.

LEGAL COSTS

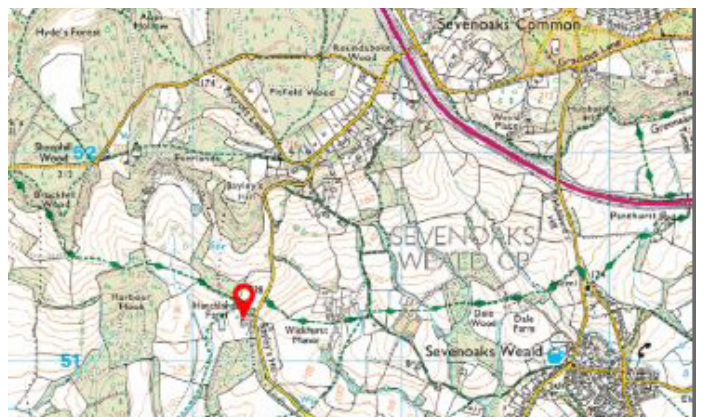
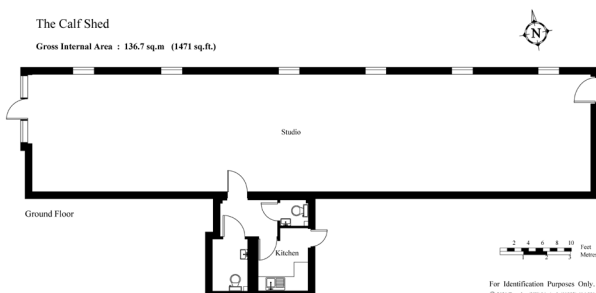
Each party to pay their own legal costs incurred in the transaction.

VIEWING

Viewing and further information from the letting agent:-

RH & RW Clutton - 01342 410122.

BenedictH@rhrwclutton.co.uk



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars and photographs prepared June 2026.



01342 410122
www.rhrwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF