

SEAL, SEVENOAKS 1,212 SQ. FT (112.6 SQ. M) APPROX.

FOR SALE



MODERN OFFICE SUITE - WITH PARKING

2 EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG

GUIDE PRICE - £250,000

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Seal is located approximately 2.5 miles east of Sevenoaks, on the A25. Road and rail connections 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 mainline station provides fast and frequent services to Central London and the Kent Coast.

DESCRIPTION

Comprises a modern suite of offices situated over the first and second floors, within a small development constructed in the late 1980's, with a mix of brick and tile hung facades under a pitched tiled roof.

ACCOMMODATION

Comprises structurally open-plan offices on the first and second floors. Each floor benefits from a kitchenette and WC and can therefore be self-contained and either occupied together or separately.

The first floor office has the benefit of a partitioned office/meeting room.

Amenities include: Electric wall mounted heaters, window blinds, two kitchenettes, two cloakrooms/WC's and four allocated parking spaces.

FEATURES

- Self-Contained Suite
- 4 Parking Spaces
- Good Road & Rail Connections
- Carpeted
- Virtual Freehold

ACCOMMODATION

Approx floor areas:	Sq. Ft	Sq. M
First Floor	683	63.5
Second Floor	529	42.2
TOTAL	1,212	112.6

PARKING FOR 4 CARS

TERMS

999 year lease from 1992 at a guide price of £250,000.

RATING

Rateable value:	First Floor	£13,500
	Second Floor	£ 8,800
	UBR 2024/25	49.9p/£

VAT

The property has not been elected for VAT purposes.

SERVICE CHARGE

Details available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC - D

LEGAL COSTS

Each party to pay their own costs.

ANTI MONEY LAUNDERING POLICY

The Money Laundering Regulations require us to conduct checks upon all purchasers (including tenants). Prospective purchaser(s) will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

neil@salisburyand.co

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Lime Tree Workshop, 11 Lime Tree Walk,
Sevenoaks, Kent, TN13 1YH



the mark of
property
professionalism
worldwide

IMPORTANT NOTICE The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Salisbury & Co. is the trading name of Salisbury & Co. Ltd. Registered in England Company No. 05291959. Registered Office: 2 Lakeview Stables, Lower St Clere, Kemsing, Sevenoaks, Kent, TN15 6NL

