

The Dovecote

The Dovecote, Cold Arbor Road,
Sevenoaks, Kent, TN13 2BL



SALTERS HEATH

BUSINESS CENTRE

High Specification Offices
Near M25 Jct 5

1,075 sq. ft (99.9 sq. m)

Location

The Dovecote is located within Salters Heath Business Centre, forming part of the wider Montreal Estate.

Salters Heath Business Centre is located on Cold Arbor Lane, 1 mile south east of junction of the A25 and A21, which in turn provides immediate access to the M25 Junction 5, providing excellent connectivity to the motorway network.

Sevenoaks town centre is 2 miles to the east by road. The High Street has an array of national and independent retailers, plus numerous coffee shops and other food and beverage options.

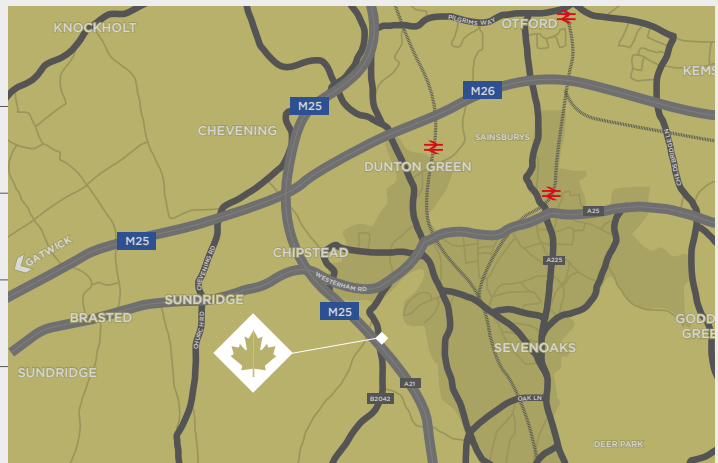
Sevenoaks station provides fast and frequent rail services including:

London Bridge:
From 21 mins

Charing Cross:
From 31 mins

Bromley South:
From 30 mins

Tunbridge Wells:
From 18 mins



Description

The Dovecote is a contemporary office building which thoughtfully incorporates the site's historic and highly distinctive original dovecote, characterised by its curved walls, conical roofline and arched windows, while enjoying an excellent outlook over the central courtyard and the wider estate beyond, creating a unique blend of period character and modern workspace design.

The accommodation includes an open plan office space, together with a separate meeting room and an impressive double-height turret office. In addition, there is a kitchen area, a striking vaulted entrance lobby, two cloakrooms, and a wheelchair-accessible wet room-style shower with WC.

Designed with both functionality and wellbeing in mind, The Dovecote benefits from an abundance of natural light and a strong connection to its rural surroundings. Three full-height sliding glass doors open directly onto a paved terrace, creating an excellent indoor-outdoor working environment while allowing for natural ventilation.

Schedule of accommodation

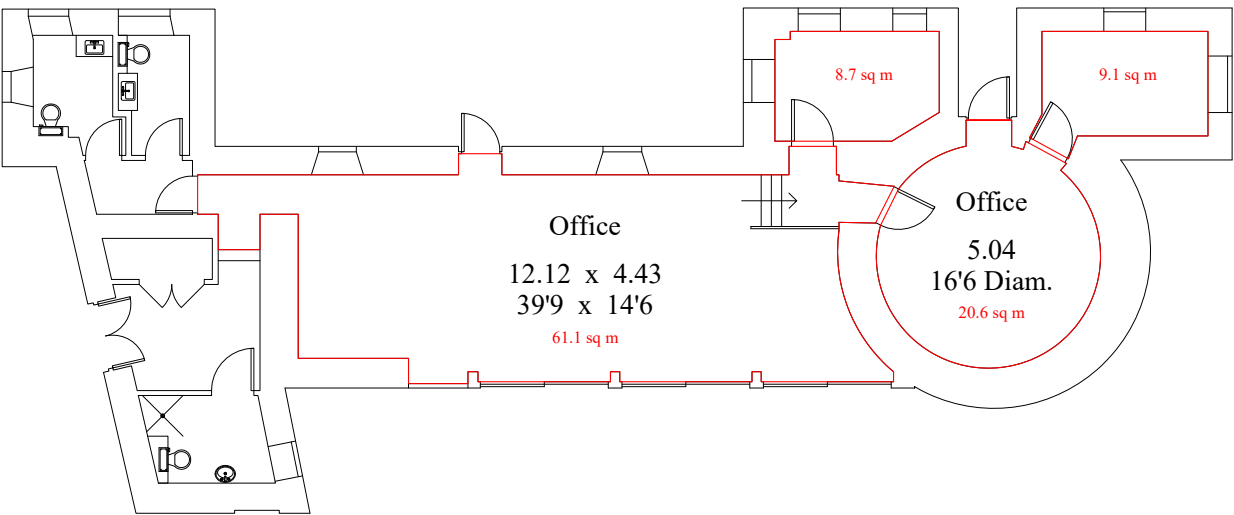
Net Internal Areas:

Description	Area Sq. Ft	Area M ²
Main Office	658	61.1
Kitchen	94	8.7
Office 2	98	9.1
Office 3	222	20.6
TOTAL	1075	99.5



Amenities

- ◆ Open plan office measuring 658 sq ft, plus separate meeting room
- ◆ Separate fitted kitchen area
- ◆ Shower facilities
- ◆ Fibre broadband
- ◆ Customisable access flooring system
- ◆ Comfort cooling
- ◆ Air recovery system
- ◆ Parking (5 demised spaces)
- ◆ Electric car charging points
- ◆ Bike storage
- ◆ Gated development
- ◆ Alarm and audio entry system
- ◆ Security cameras
- ◆ Landscaped central courtyard
- ◆ BREEAM 'Very Good'



Ground Floor

Description

Terms:

The Dovecote is to be let on a new FRI lease direct from the landlord, on terms to be agreed.

Rent:

£28,000 per annum exclusive.

Service Charge:

There will be a service charge levied for the upkeep of the common parts of the business centre and for M&E elements within the building.

Business Rates:

The rateable value from 1st April 2026 is £25,000. Prospective occupiers should make their own enquiries with Sevenoaks District Council business rates department.

EPC:

EPC: A

Legal Fees:

Each party to be responsible for their own legal fees.

Viewings:

Strictly by appointment with the joint sole agents:

SHW, Westerham
01732 606 100

Thomas Tarn
07943 579 296
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Savills, Sevenoaks
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