

SEVENOAKS 1,890 SQ.FT (175.6 SQ M) APPROX



B1/B2/B8 UNIT TO LET

SUBLEASE UNTIL APRIL 2031

RENT £36,855 PER ANNUM

LEASEHOLD **TO LET**



SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

To the south of the town centre, Sevenoaks Business Centre is an industrial estate with a variety of businesses operating from the estate. Sevenoaks Business Centre is approximately 4 miles distant from Junction 5 of the M25 and 8 miles distant from the M20.

DESCRIPTION

Comprises a modern, steel front unit with profiled steel cladding, a large glazed section, a level loading door and a mezzanine office. Four parking spaces plus loading bay.

ACCOMMODATION

Approx net internal floor area:	Sq. Ft	Sq. M
Ground floor	1,673	155.4
Mezzanine office	217	20.2
Total	1,890	175.6

ENERGY PERFORMANCE CERTIFICATE (EPC)

Bands B and C.

TERMS

A new sub lease is available for a term until April 2031.

RENT

£36,855 up to and including 28 April 2028, then rising to £38,745 in April 2031.

LEGAL COSTS

Each party to pay their own costs.

RATING

Rateable value of £25,750

VAT

To be confirmed

ANTI MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

FEATURES

- Industrial Unit
- 3 Phase Power Supply
- Electronic Shutter Doors
- 4 Parking Spaces
- Mezzanine Office

VIEWING

By prior appointment with the agents:

Neil Salisbury

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