

SEVENOAKS FROM 318 SQ.FT. - 463 SQ.FT. APPROX.

TO LET



SUPERB, REFURBISHED OFFICES - TO LET

ALEXANDER HOUSE, 33-39 LONDON ROAD, SEVENOAKS, TN13 1AR

SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Situated in the centre of town, above Zizzi and Corals. All town centre services are within easy reach.

DESCRIPTION

Comprises a number of fully refurbished offices within this period building.

ACCOMMODATION

The premises have been fully and comprehensively refurbished to include: air conditioning, LED lighting, central heating, data cabling, acoustic panelling and karndean flooring.

Shared kitchen, WC's with showers, roof terrace. Meeting room available to hire by the hour.

Parking may be available by separate licence.

ACCOMMODATION

With approximate floor areas:

Office	Floor Area sq.ft.	Rent
1	318	£18,000
4	266	Let
5	437	Let
6	463	£27,500
7	448	Let
8	645	£26,400

TERMS

Available on new flexible leases for a term to be agreed.

RENT

Rent is inclusive of building maintenance, cleaning, broadband and utilities.

LEGAL COSTS

Each party to bear their own costs.

RATING

To be reassessed. It is anticipated that the premises will benefit from full business rates relief but prospective tenants will need to make their own enquiries.

VAT

VAT will be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To follow.

ANTI MONEY LAUNDERING

To comply with the Money Laundering Regulations 2017, it is legally required to verify the identity of all tenants. We will require photographic identification and proof of address for all individuals involved.

FEATURES

- Refurbished Offices
- Flexible Terms
- Inclusive Rents
- Air Conditioning
- LED Lighting
- Meeting Room Hire

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

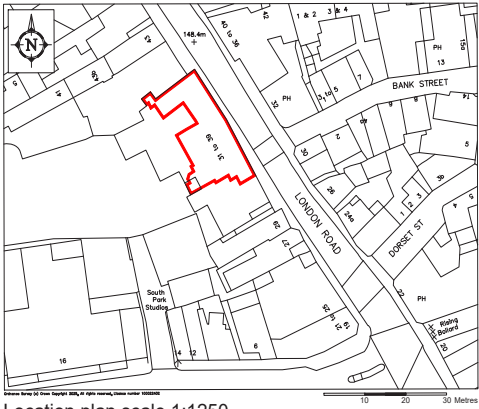
LIME TREE WORK SHOP, 11 LIME TREE WALK,
SEVENOAKS, KENT, TN13 1YH



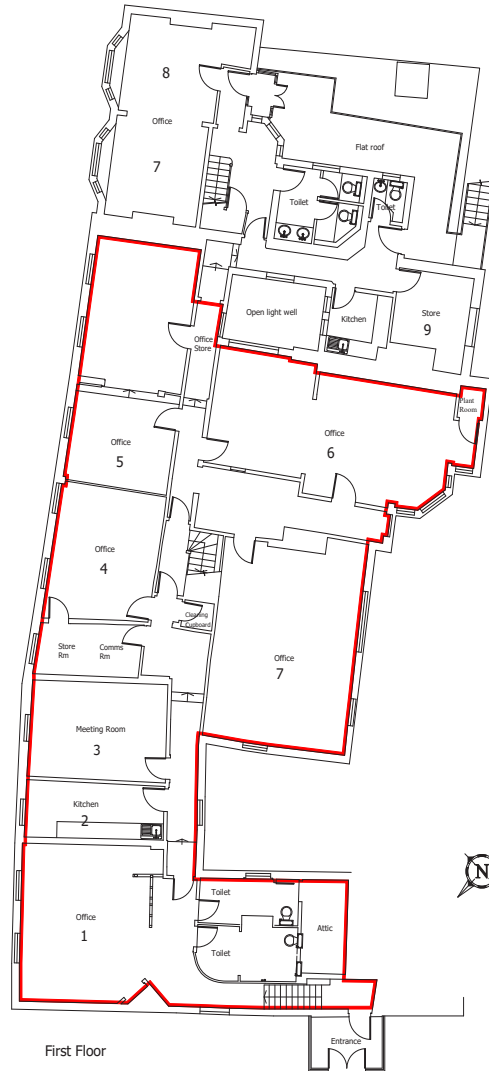
the mark of
property
professionalism
worldwide

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

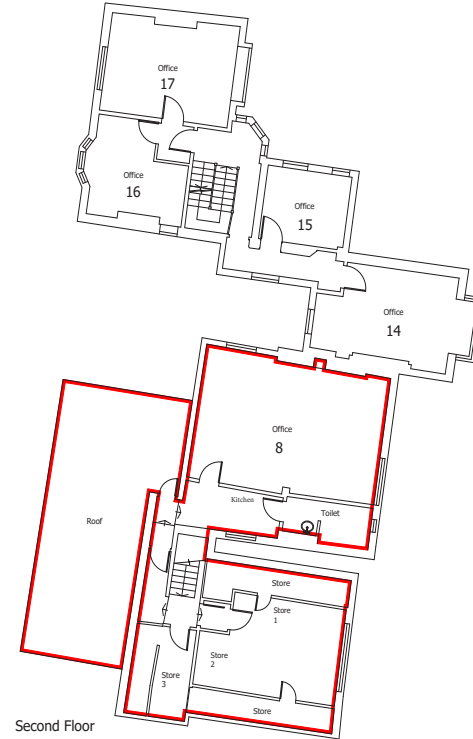




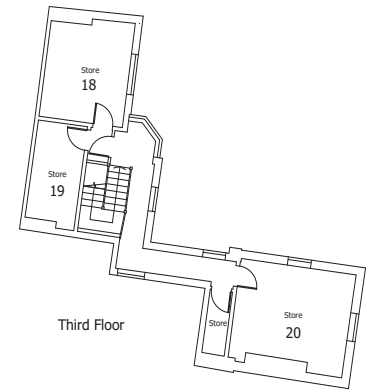
Location plan scale 1:1250



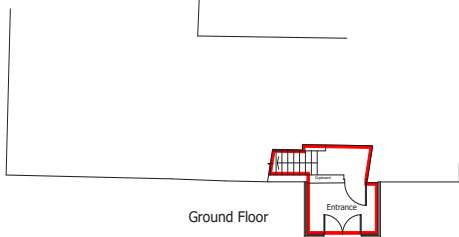
First Floor



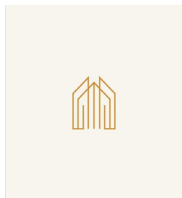
Second Floor



Third Floor



Ground Floor



HJJ Alexander House Ltd

Schedule 1

Alexander House
39 London Road
Sevenoaks
TN13 1AR



Scale 1:200 @A3
Drawing no.: 60524_1
Date drawn: 24-06-2025
Revision: 01

