

SEAL, SEVENOAKS 1,352 - 3,118 SQ. FT (125.6 - 289.7 SQ. M) APPROX.

LONG LEASEHOLDS FOR SALE



MODERN OFFICE SUITES WITH PARKING - FOR SALE

3 & 4 EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG

AVAILABLE INDIVIDUALLY OR COMBINED

LOW CAPITAL RATE OF £170 PER SQ.FT. APPROX.

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 two self-contained office suites, which form part of a larger development of seven purpose-built offices constructed in the late 1980's. Each unit is held on a 999 year lease from 1991 and benefits from a share of the management company.

FEATURES

- Part Let, Part Vacant
- Low Capital Rates £170 / sq ft approx
- 2 x Self-Contained Suites
- 6 Parking Spaces per Unit
- Virtual Freeholds
- Flexible Accommodation

ACCOMMODATION

With approx. floor areas:

Unit No.	Floor	Sq.ft.	Sq.m.	Parking
3	Lower Ground	821	76.3	6 spaces
	Ground	843	78.3	
	Total	1,664	154.6	
4	First	874	81.2	6 spaces
	Second	580	53.9	
	Total	1,454	135.1	
TOTAL		3,118	289.7	12 spaces

PRICES

Unit 3 - Offers in excess of: £275,000

Unit 4 - Offers in excess of: £250,000

VAT

The property has not been elected for VAT purposes.

RATING

Unit	Rateable Value
3	£25,750
4	£23,500

SERVICE CHARGE

Details available upon request.

TENANCIES

Unit 3 Let on a 3-year lease from July 2025 at a rent of £28,442 pax.

Unit 4 The unit is currently vacant.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 3 - C
Unit 4 - D

LEGAL COSTS

Each party to pay their own costs.

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

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