



chartered surveyors
and property consultants



East Point • High Street • Seal (Sevenoaks) • Kent TN15 0EG

Offices Investments - For Sale - 1352 sq ft & 1665 sq ft (125.6 – 154.7 sq m)

COMMERCIAL

Location

East Point is situated in Seal at the eastern end of the High Street, accessed directly off the A25. The village is approximately 2.5 miles northeast of Sevenoaks, which has a mainline railway station providing a frequent direct service to London stations, including London Bridge; Waterloo East; Charing Cross; and Cannon Street. There is good access to the national motorway network with Junction 5 of the M25 / A21(T) being approximately 4 miles to the west and the M26/ M20 junction at Wrotham around 6 miles distant to the east.

Description

East Point comprises a purpose-built office development providing 6 self-contained offices. Durlings are instructed to offer Units 3 and 6 which are leased and generating rental incomes.

Unit 3 is accessed from the rear of the building and arranged over ground and first floor levels. The ground floor has as two private offices, a meeting room, and a separate room for storage. The first floor is presently arranged as an open plan office. There is a kitchenette on each floor.

Unit 6 is accessed from the front of the building with steps leading directly from the High Street. These offices and arranged over first and second floors, and predominantly open plan. The first floor has two demountable partitioned offices. The upper level has been partitioned to form a general office and a larger private office / meeting space.

Occupational Tenancies

Unit 3 – Leased until July 2025 with a passing rent of **£25,140** pax, and subject to an upward only review on 30th June 2022.

Unit 6 – Leased until 17th November 2024 with a passing rent of **£28,000** pax, with no review. There is a tenant only break clause at the 15th month.

Underleases and further details on request.

Features

- Cat II lighting
- Air conditioning cassette units
- Ladies & Gents WCs
- Designated car parking spaces to the rear.
- Carpeted
- Demountable partitioning

Floor Areas

Unit 3	sq ft	sq m
Raised Ground Floor	843	78.31
Lower Ground Floor	821	76.27
<i>Total</i>	<u>1,665</u>	<u>154.68</u>
Unit 6		
First Floor	747	69.39
Second Floor	605	56.17
<i>Total</i>	<u>1,352</u>	<u>125.6</u>

Tenure

Each office is held by way of a 999-year lease from 24th June 1991, with ground rents of 5 pence per annum. Each long lease has a proportionate share of the freehold and thus direct involvement with the management of the estate.

Copies of the head leases are available upon request.

Terms

These offices are available to purchase individually or combined.

Guide Prices

Unit 3 -	UNDER OFFER
Unit 6 -	£270,000

The vendor has exercised his Option To Tax for Unit 6, and therefore a purchase will attract VAT.

Service Charge

Unit 3 -	£5,245 pa
Unit 6 -	£4,333 pa

Viewing Arrangements

Strictly by appointment through the agent's offices. –Durlings – **01892 552500 / office@durlings.co.uk**

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

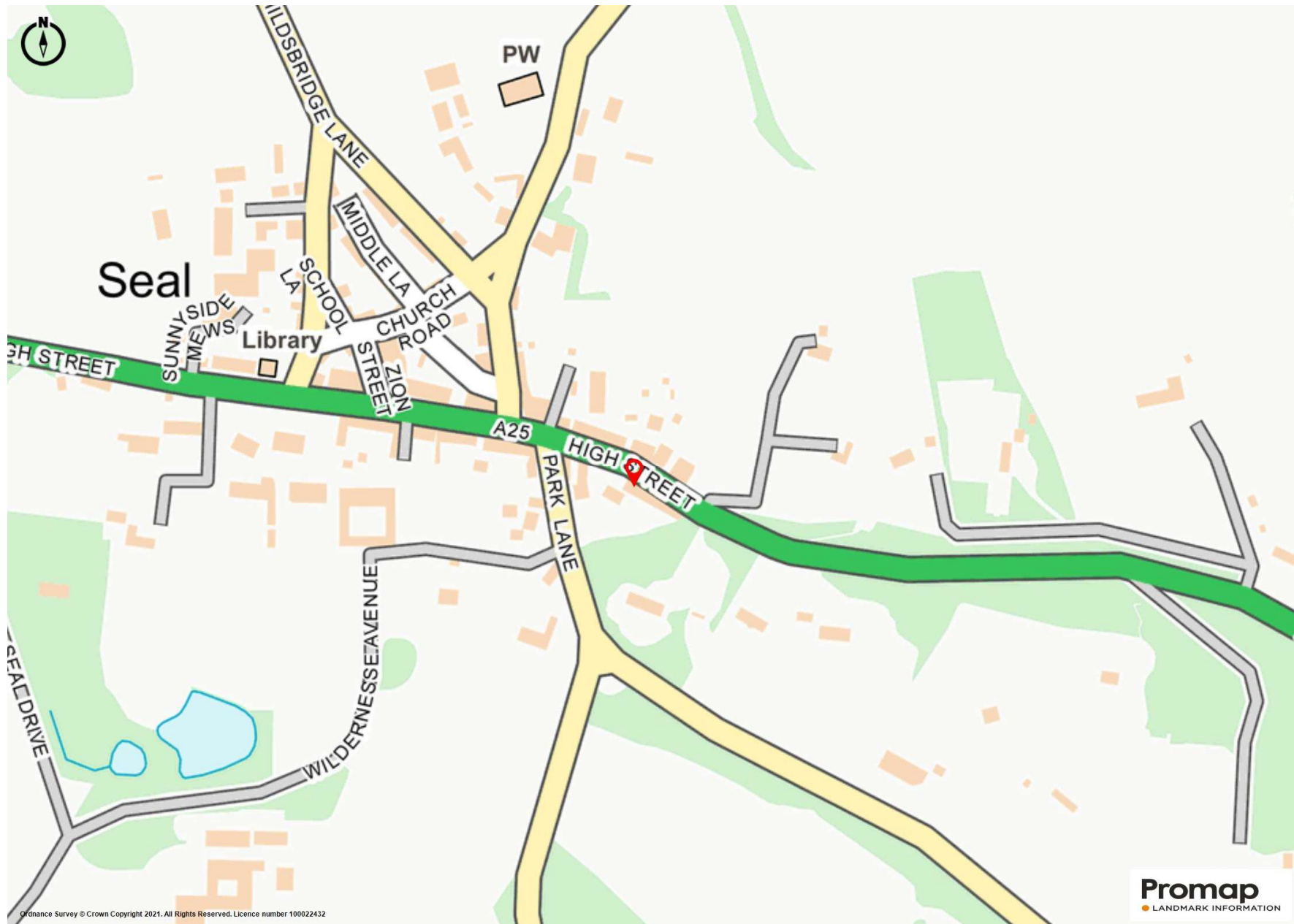
- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Subject to contract.

Subject to proof of finance.



Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022432

Promap
LANDMARK INFORMATION

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

