



chartered surveyors
and property consultants

7b London Road • Sevenoaks • Kent TN13 1AH
Medical / Treatment Rooms or Offices (stp) – To Let – 435 sq ft (40.4 sq m)



chartered surveyors
and property consultants

COMMERCIAL

Location

Sevenoaks is an affluent town approximately 21 miles south east of central London, in North West Kent.

There is ease of access to the A21 (T), which serves junction 5 of the M25 some 3 miles to the north. There is a frequent train service to Charing Cross, London Bridge and Cannon Street from the town's station.

No. 7 London Road is centrally located and is situated just past the junction where the High Street merges.

Description

Self-contained medical / treatment rooms, or offices (subject to a change of use), on the first floor of a fine Grade II listed building.

There is an impressive ground floor entrance directly from London Road.

The space is at the rear of the building and broadly comprises a small office / reception area, and two further suites with a private kitchen and WC.

Floor Areas

Reception / Office –	48 sq ft (4.5 sq m)
Room 1 –	140 sq ft (13.0 sq m)
Kitchen –	61 sq ft (5.7 sq m)
Room 2 –	143 sq ft (13.3 sq m)
WC –	43 sq ft (4.0 sq m)
Total	435 sq ft (40.4 sq m)

Tenure

Leasehold.

Rent

£9,950 per annum, exclusive of all other outgoings.

Terms

A new lease by arrangement.

Business Rates

To be reassessed.

Service Charge

The lease will on an effective full repairing and insuring basis, by way of a landlord's service charge – details on request.

Viewing Arrangements

Strictly by appointment through the sole letting agent's offices.

- Subject to accounts and satisfactory references.
- A rent deposit will be required.

***Please note – There is an existing Beauty Therapists adjoining the available premises, with a self-contained entrance. This business will not be affected.**

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



RICS

The mark of
property professionalism worldwide

Disclaimer: See Website – durlings.co.uk