



chartered surveyors
and property consultants



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

Offices For Sale - 3 interconnecting suites - (may lease) - 1352 sq ft up to 4471 sq ft (125.6 - 415.4 sq m)

COMMERCIAL

Location

East Point is situated in Seal at the eastern end of the High Street, accessed directly off the A25. This 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 3 of these offices. Units 3 and 4 have the ability to be connected, as do units 4 and 6.

***Unit 3 is subject to an occupational lease until 30th June 2025 with a passing rent of £25,140 pax, and subject to an upward only review on 30th June 2022. Further details on request.**

***Unit 6 – A lease for a 15-month period has been agreed at a rent of £28,000 pax. Further details on request.**

Unit 3 is accessed from the rear of the building and arranged over the lower ground and raised ground floor levels – there are separate entrances at each level allowing self-containment of each area. The raised ground floor is presently used as two private offices, a meeting room, and a separate room for storage. The lower ground floor is presently arranged as an open plan office. There is a kitchenette on each floor.

Unit 4 is also accessed from the rear of the building, and is arranged over first and second floors, with the main entrance at raised ground floor level approached either via steps directly from the car park or a level walk from the High Street along a path to the side of the building.

The first floor is arranged as two private offices, a larger open plan space, there is a kitchenette and good circulation space. The second floor is presently arranged as a large open plan office space.

Unit 6 is accessed from the front of the building with steps leading directly from the High Street. These offices are 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.

Features

- Cat II lighting
- Air conditioning cassette units
- Ladies & Gents WCs
- 15 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>Sub Total</i>	<i>1,665</i>	<i>154.68</i>
Unit 4		
First Floor	874	81.24
Second Floor	580	53.91
<i>Sub Total</i>	<i>1,454</i>	<i>135.15</i>
Unit 6		
First Floor	747	69.39
Second Floor	605	56.17
<i>Sub Total</i>	<i>1,352</i>	<i>125.6</i>
Total	4,471	415.36

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 leases are available upon request

Terms

These offices are available to purchase individually or combined – our client may also consider leasing the vacant units.

Prices

Unit 3 -	£335,000
Unit 4	£290,000
Unit 6 -	£270,000
<u>Combined -</u>	<u>£850,000</u>

Rents

On application.

Business Rates

The rateable values are as follows:

Unit 3 -	£20,500
Unit 4 -	£18,750
Unit 6 -	£14,750

Prospective purchasers are advised to verify the amounts payable directly with Sevenoaks District Council.

Service Charge

On application.

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:

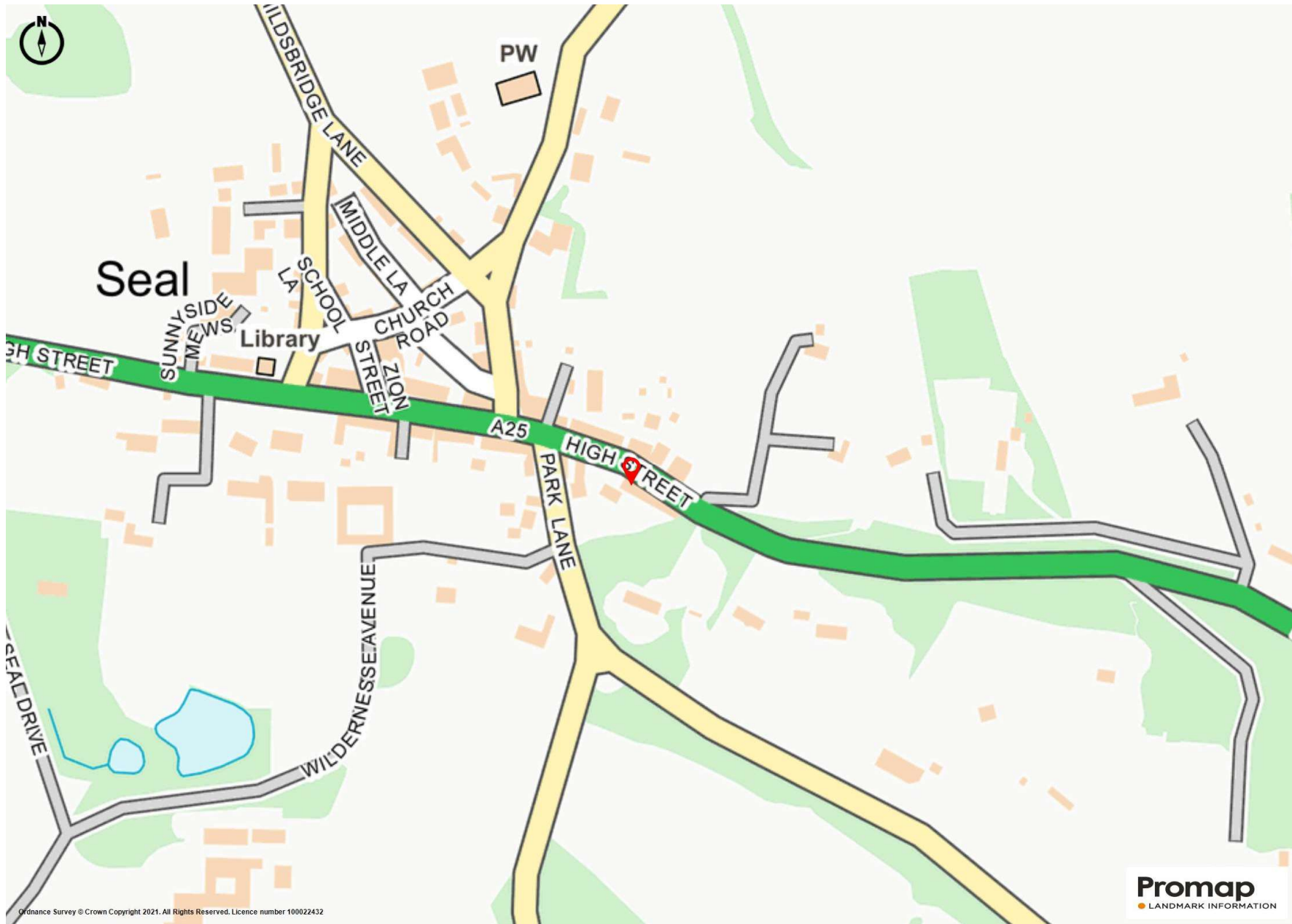
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- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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.
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- (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, references, and accounts.



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LANDMARK INFORMATION

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