



chartered surveyors
and property consultants



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

Self-Contained Office - For Sale or To Let – 1454 sq ft (135.15 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 Unit 4.

Unit 4 is accessed from the rear of the building, and is arranged over first, second and third floors, with the main entrance at first 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 second floor is made up of two private offices, a larger open plan space, there is a kitchenette and good circulation space. The existing partitions are demountable so the space can be open plan if desired. The third floor is a large open plan office space.

Features

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

Floor Areas

Unit 4	sq ft	sq m
First Floor	874	81.24
Second Floor	580	53.91
Sub Total	1,454	135.15

Tenure

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

Copy of the lease is available upon request

Terms

These offices are available to purchase – our client may also consider leasing.

Guide Price

£290,000 + VAT

Rent

On application. Rent is subject to VAT.

Business Rates

The rateable value is as follows:

Unit 4 - £18,750

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

Service Charge

£4,927 pa – VAT is applicable

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.
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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.





Seal

PW

Library

