

## 44 LONDON ROAD, SEVENOAKS

3217 sq ft / 298.86 sq m



### ADDRESS

44 London Road  
Sevenoaks  
TN13 2AS

### DESCRIPTION

**Modern offices finished to an exceptional standard in Sevenoaks town centre**

Comprising an entirely self-contained office building. The ground floor entrance leads to the two upper floors via an impressive staircase. The building provides open plan areas, meeting rooms and private offices. Extensive fully fitted kitchen and staff area. The extensive private car park is accessed via electronically controlled security gates.

Dated: 20/08/2025



## SPECIFICATION

- Air conditioning
- LED lighting
- High quality finishes throughout
- Large private gated car park
- High level tenant's fit out
- Network cabling (not tested)
- Generous staff / kitchen area
- Useful ground floor ancillary space

**Tenure** The building is available leasehold on a new lease directly from the landlord

**Rent** £125,000 per annum exclusive

**Rates** RV £54,500

**Size** 3217 sq ft / 298.86 sq m

## CONTACT

**Mike Lewis**  
FRICS  
**T** 01732 227902  
**M** 07889 361427  
**E** [mike.lewis@michaelrogers.co.uk](mailto:mike.lewis@michaelrogers.co.uk)



Dated: 20/08/2025

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ