

# TO LET



## ECA Court, South Park, Sevenoaks TN13 1DU

Air-Conditioned Offices

4,419 sq ft (410.53 sq m)

Can be sub-divided from approx. 2,000 sq ft

Michael   
Rogers 

ECA Court, South Park, Sevenoaks TN13 1DU

Air-conditioned offices with extensive parking

VIEWINGS – 01732 740000

Mike Lewis

t : 01732 227902

e : mike.lewis@michaelrogers.co.uk

Michael  
Rogers

## RENT: Upon Application

### LOCATION

ECA Court is situated within Sevenoaks town centre, approximately half a mile from Sevenoaks railway station which provides a good frequent service to Central London. Road communications to the area are excellent with Junction 5 of the M25 being less than three miles from the town centre and which in turn connects with both the M26 providing access to the Channel Tunnel, and the M23 to Gatwick International Airport.

Sevenoaks is an established business location with a thriving retail centre (Bligh's Meadow) along with many restaurants, pubs and entertainment facilities.

### DESCRIPTION

Comprising part of the first floor of ECA Court, a modern office building constructed during the late 1980's, and offering an extremely high standard of quality office space. The accommodation is to be refurbished and upgraded to a "Grade A" standard.

### PARKING

Secure parking for 20 vehicles.

### ACCOMMODATION

#### Net Internal Area

Part First Floor 4,419 sq ft (410.53 sq m)

### AMENITIES

- Fully air-conditioned
- Secure parking for 20 vehicles
- Uninterrupted power supply
- Full access raised floors
- Suspended ceilings with motion sensitive light switching
- Male & Female WCs with disabled and shower facilities

### TERMS

**Lease** A new (effective FR & I lease is available upon terms to be agreed.

**Rent** Upon application

**VAT** At the present time there is no VAT chargeable on the rent in this instance.

**Legal Costs** Ingoing tenants to bear both parties legal costs incurred.



The accuracy of any description, 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 its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. 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