

# For Sale

**LIME TREE  
HOUSE, 15 LIME  
TREE WALK,  
SEVENOAKS,  
KENT**

**TN13 1YH**

**Unique period  
office building –  
3,007 sq. ft. (279.36  
sq. m)**

**FOR SALE  
FREEHOLD**

**Michael**   
**Rogers** 

**LIME TREE HOUSE, 15 LIME TREE WALK, SEVENOAKS, KENT TN13 1YH**

**Unique period office building – 3,007 sq. ft. (279.36 sq. m)**

VIEWING – 01732 740000 Mike Lewis t : 01732 227902 m : 07889 361427 e : [mike.lewis@michaelrogers.co.uk](mailto:mike.lewis@michaelrogers.co.uk)

Michael  
Rogers

## Freehold for sale at £1,200,000

### THE OPPORTUNITY

Sale of the freehold interest subject either to existing licences; with vacant possession to an owner occupier/developer, on an unconditional basis save for contract.

### SITUATION

Lime Tree House is prominently situated within the heart of Sevenoaks town centre and stands as a beacon of opportunity for businesses seeking an affluent and vibrant locale. This historic town, characterized by its charming blend of traditional architecture and modern conveniences, offers an unparalleled setting for commercial success.

Benefitting from a well-connected railway station with direct links to London and the south coast and access to the southern motorway network via Junction 5 of the M25, thereby ensuring seamless connectivity for both business owners and their clientele.

Seize the opportunity to establish your business in Sevenoaks and become part of a community that values tradition, innovation, and economic prosperity. This prime location provides a gateway to a thriving and dynamic business environment.

### DESCRIPTION

Lime Tree House was built in the 1880s and is an imposing and attractive three storey office building which was converted into a serviced office business centre during the 1990s. The property offers good quality modern office space with kitchen and WCs facilities as well as some on site parking.

### ACCOMMODATION

Extending to a usable floor area of 3,007 sq. ft. (279.36 sq. m.) sq ft. on-site parking by arrangement.



### SEVENOAKS BUSINESS CENTRE

The property is sub-divided into 17 units (including reception) ranging in sizes from 68 sq. ft. to 687 sq. ft. along with male & female WCs, kitchen and some ancillary storage. The occupying tenants are permitted 24/7 access.

The property can be made available subject to the current occupational licences and further information can be made available to bona fide purchasers.

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## FEATURES

Fully carpeted throughout

Office furniture included (*assuming sale as a business centre*)

Each office secured by means of a programmable electronic digital lock

LED Lighting

VOIP phone system

Gas fired central heating

Fire alarm system with smoke detectors throughout

CCTV monitoring system (internal and external)

## VAT

Subject to VAT at the prevailing rate.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## EPC

To follow

## TENURE

Freehold

## VIEWING

Contact Mike Lewis 07889 361 427 / 01732 227 902

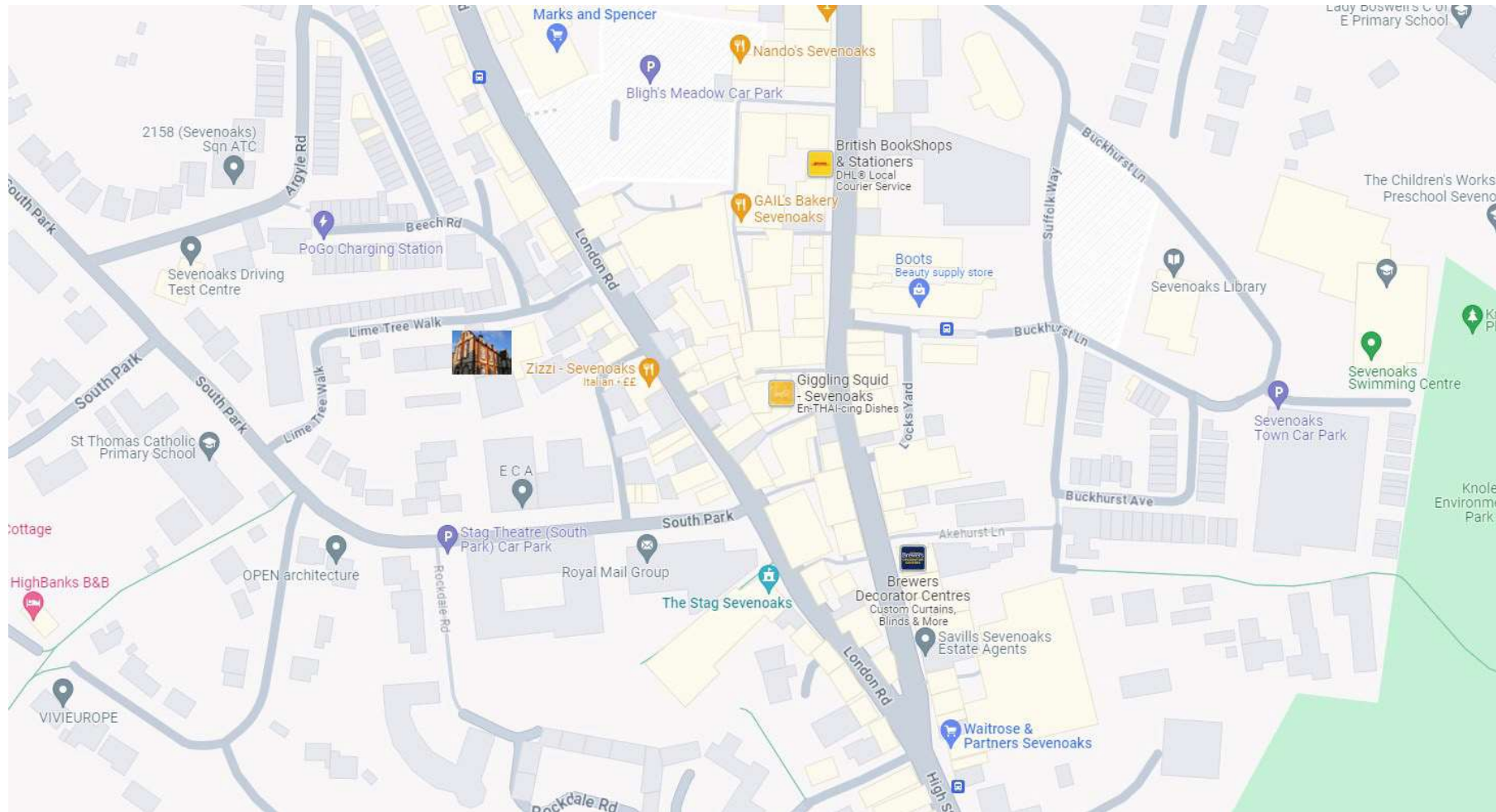
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## LOCATION



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