

TO LET



1st FLOOR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, TN13 2RY

Flexible Offices in Idyllic Setting

549 sq ft + Store Area 147 sq ft

**Michael
Rogers** 

1st Floor Watermill House, Chevening Road, Chipstead TN13 2RY

Flexible Offices in Idyllic Setting

VIEWING: 01732 740000. Mike Lewis t : 01732 227902 e : mike.lewis@michaelrogers.co.uk

**Michael
Rogers**

RENT: Upon Application

LOCATION

Watermill House is situated in an idyllic setting in the village of Chipstead, approximately 2.5 miles from Sevenoaks town centre. Road communications are excellent with Jct 5 of the M25 / A21 being within half a mile from the property. Frequent train services to central London (journey time approx. 35 minutes) and the Kent coast, are provided via Sevenoaks station which is 1.5 miles distant.

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

DESCRIPTION

The building was previously in use as a watermill being converted to office use in the mid 1980's. The available space advertised comprises:

Office 558 sq ft
Store area 147 sq ft.
Shared kitchen 162 sq ft.
(*Net internal area*)

The kitchen is shared with two other occupiers. The property benefits from two on-site car parking spaces.

AMENITIES

- Idyllic setting
- 2 car parking spaces
- Central heating
- Cat II lighting
- Audio entry phone
- Carpeted



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TERMS

Assignment of existing lease (expiring January 2026) or a new effective full repairing and insuring lease is available for a term to be agreed.

LEGAL COSTS

Each party to pay their own costs.

RATING

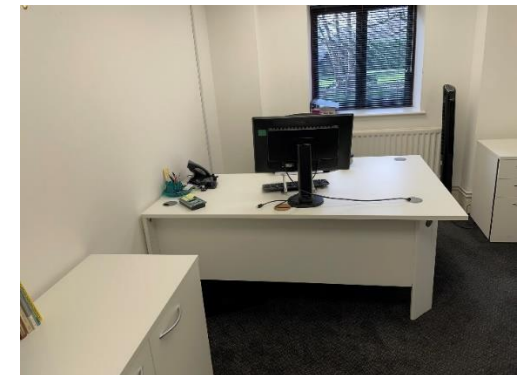
To be reassessed.

VAT

VAT will be payable on the rent and service charge.

EPC RATING

C61



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