

TO LET



SUFFOLK HOUSE, 154 HIGH STREET, SEVENOAKS. TN13 1XE

HIGH QUALITY REFURBISHED OFFICES - TO LET

Suites/floors from 1,218 sq ft to 11,760 sq. ft. With secure on-site parking

Michael Rogers

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Viewing – 01732 740000 Mike Lewis **t.** 01732 227902 **m.** 07889 361427 **e.** mike.lewis@michaelrogers.co.uk

RENT | Upon Application

LOCATION

Suffolk House occupies a prominent position in Sevenoaks town centre, situated on the north eastern corner of the crossroads where High Street (A225) is intersected by Suffolk Way and Pembroke Road. Bligh's Meadow shopping centre with its wide range of quality retail outlets, is within a couple of minutes' walk. Public transport facilities provide access to the surrounding areas and Sevenoaks British Rail station is some 10-15 minutes' walk away with its fast and frequent services to Central London and the South Coast.

DESCRIPTION

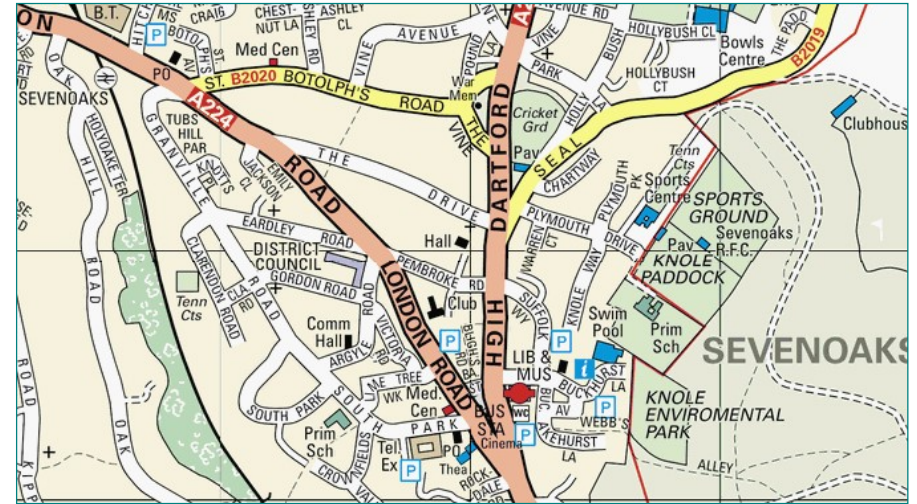
Built in 1987, Suffolk House is an imposing detached office building with generous on-site private parking. The accommodation has recently been fully refurbished to a Grade A standard and is immediately available.

ACCOMMODATION

Ground Floor (East) – 2,228 sq. ft. (206.99 sq. m)
Ground Floor (West) – 1,218 sq. ft. (113.15 sq. m)
Second Floor – 4,652 sq. ft. (432.18 sq. m)
Third Floor – 3,662 sq. ft. (340.21 sq. m)

RATES

Ground Floor (East) – RV £57,500
Ground Floor (West) – RV £33,250
Second Floor – RV £114,000
Third Floor – RV £56,000



TERMS

To let upon flexible lease terms (FRI). Further information upon enquiry.

VAT

To be charged at the prevailing rate

EPC

The property has a rating of C - 75

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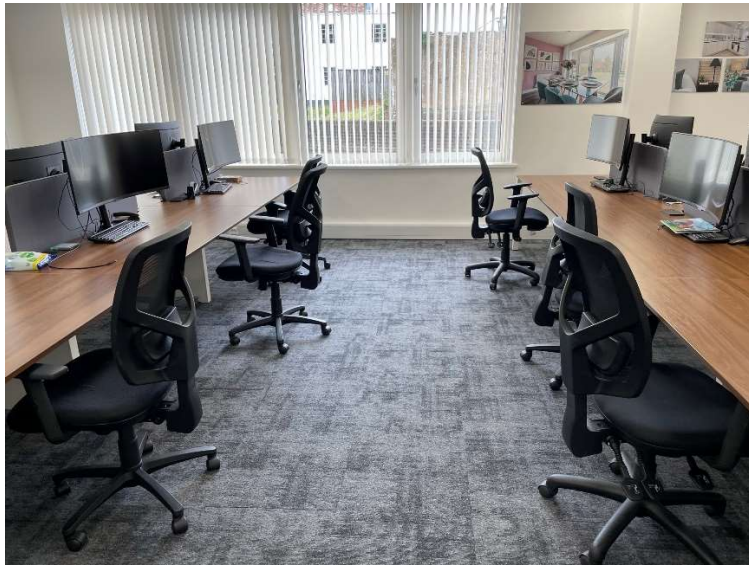
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FEATURES

- Grade A refurbished
- Suspended ceilings with recessed lighting
- Comfort cooling
- Fully carpeted
- Double glazed window installations
- Secure on-site car parking
- 13-person passenger lift
- Male & female WC's



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