

# TO LET



1<sup>st</sup> Floor, 15 Pembroke Road, Sevenoaks, TN13 1XR  
**OPEN-PLAN OFFICES with PARKING**

**Michael  
Rogers**  
01737 230 700  
michaelrogers.co.uk



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## Open-plan Offices with Parking

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

## TO LET

### LOCATION

Sevenoaks is an historic Kent market town with an established commercial centre, situated approximately 22 miles to the south of central London. The town benefits from excellent road and rail communications with Junction 5 of the M25 being within two miles and Sevenoaks main line station providing fast and frequent services into central London and the Kent coast.

15 Pembroke Road is located in Sevenoaks town centre. Sevenoaks station is within 10 minutes walking distance.

### DESCRIPTION

An open plan suite situated on the first floor of a purpose-built office originally constructed in 1988

Amenities include:

- Good natural light
- Central heating
- Open plan
- Suspended ceiling
- Carpeting
- LED lighting
- Security alarm
- On-site parking for five cars

### ACCOMMODATION

1<sup>st</sup> Floor (approximate net internal areas) NIA  
1,800 sq ft.     167.0 sq m

*Consideration may be given to sub-division*

### TERMS

A new sublease is available for a term up to May 2028.

### EPC

Band - D

### RATING

The accommodation has a rateable value of £32,250

### SERVICE CHARGE

On application

### VAT

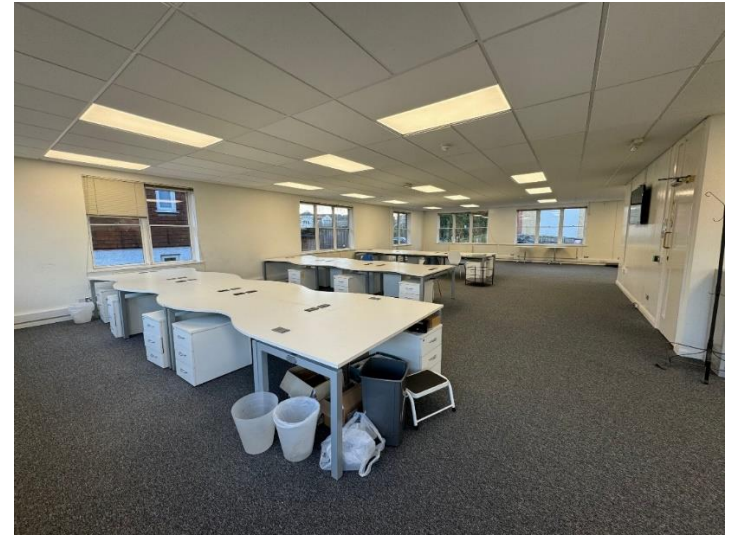
To be confirmed.

### LEGAL COSTS

Each party to pay their own costs.

### ANTI MONEY LAUNDERING

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## VIEWING

### Michael Rogers LLP

Mike Lewis

Email: [mike.lewis@michaelrogers.co.uk](mailto:mike.lewis@michaelrogers.co.uk)

Tel No. 01732 227902

Mob. No. 07889 361427

## JOINT SOLE AGENTS

Salisbury & Co

Neil Salisbury

Email: [neil@salisburyand.co](mailto:neil@salisburyand.co)

Tel No. 01732 463205

Mob. No. 07889 252017



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