



TO LET

44 LONDON RD

44 LONDON ROAD, SEVENOAKS TN13 1AS

Modern Offices finished to an exceptional standard located in Sevenoaks Town Centre

3,217 sq ft / 298.87 sq m Gated Private Parking

**Michael
Rogers**

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Viewing – 01732 227900 Mike Lewis t. 01732 227902 m. 07889 361427 e. mike.lewis@michaelrogers.co.uk



QUOTING RENT | £125,000 per annum exclusive

LOCATION

44 London Road is located in the heart of Sevenoaks Town Centre adjacent to the Bligh's Meadow shopping centre. Sevenoaks mainline station which is within a short walking distance offers frequent services into London Bridge, Waterloo East, Cannon Street & Charing Cross with journey times of approximately 25 minutes. A wide range of shops, restaurants and leisure centre are all close to the building.

DESCRIPTION

The accommodation comprises of an entirely self-contained office building with the ground floor entrance leading to the two upper floors via an impressive staircase. The previous occupier has fitted out each floor to a superb standard which offers a range of open plan areas, meeting rooms and private offices with full height double glazed partitioning. The property benefits from an extensive fully fitted kitchen and staff area. Subject to terms, this fit out may be made available to a new tenant.

Externally the extensive private car park is accessed via electronically controlled security gates. There are also two ancillary areas which offer a shower / wet room and changing area.

ACCOMMODATION

	Sq Ft	Sq M
1st Floor Office	1,314	122.07
2nd Floor Office	1,481	137.59
Ground Floor Entrance Lobby	129	11.98
Ground Floor Ancillary Suite	293	27.22
TOTAL	3,217	298.86

AMENITIES:

- Air conditioning
- LED lighting
- High quality finishes throughout
- Large private gated car park
- High level tenant's fit out
- Network cabling (not tested)
- Generous staff / kitchen area
- Useful ground floor ancillary space

TERMS

Quoting Rent £125,000 per annum exclusive.

The property is available to let on a new lease directly from the landlord. Terms are subject to satisfactory financial status of the proposed tenant.

LEGAL COSTS

To be agreed.

RATES

Rateable Value RV £54,500

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be confirmed.

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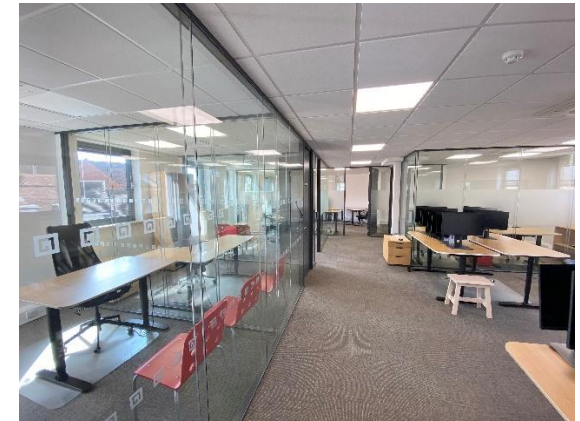
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ANTI MONEY LAUNDERING

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