

For Sale



Photo circa 2020

ST JOHN'S HOUSE

Suffolk Way, Sevenoaks TN13 1YL

Air-conditioned Offices with Parking for 35 Cars

9,643 sq ft / 895.86 sq m

Michael 
Rogers 

PRICE | £4,000,000 subject to contract

SITUATION

Sevenoaks is a popular Kentish market town situated close to Junction 5 of the M25 and therefore convenient for the motorway network linking main airports (Heathrow / Gatwick / Biggin Hill), the Dartford Crossing, the Channel Tunnel and ports. St John's House is situated in the centre of the town and is within easy walking distance of shopping facilities, the Bligh's Meadow retail scheme and other amenities. The public library and leisure centre are also nearby with extensive car parking. Major banks and a variety of restaurants are also close by.

Sevenoaks main line railway station is about 10 – 15 minutes walk with its regular services to and from London (Charing Cross and Cannon Street lines), with an advertised journey time of approximately 30 minutes.

DESCRIPTION

St John's House comprises of a two storey office building with undercroft / basement parking for 35 vehicles. The two floors provide office accommodation extending to a useable floor area of approximately 9,643 sq ft. The following features are worthy of note:

- Impressive entrance hall
- Passenger lift
- Suspended ceilings with recessed lighting
- Daikin 3-pipe heat recovery VRV air conditioning with tempered and filtered fresh air
- Full access raised flooring
- Fully carpeted office areas
- Male & Female WCs on each floor

ACCOMMODATION (Potential to add a second floor)

| | | |
|--------------|--------------------|--------------------|
| Reception | 500 sq ft | 46.45 sq m |
| Ground Floor | 4,331 sq ft | 402.34 sq m |
| First Floor | 4,812 sq ft | 447.08 sq m |
| TOTAL | 9,643 sq ft | 895.86 sq m |

TERMS

For sale freehold, subject to a lease of the ground floor to Airey Miller LLP by way of an effective full repairing and insuring lease for a term of ten years from November 2017, and at a current rental of £146,060 per annum exclusive. The lease is excluded from the rights of renewal provisions of the Landlord & Tenant Act 1954.

The First Floor is currently occupied by the freeholders, Mercury Holidays t/a Sunspot Tours Limited, who will either remain in occupation under a new effective full repairing and insuring lease at a market rent and for a term of years to be agreed, or with vacant possession.

LEGAL FEES

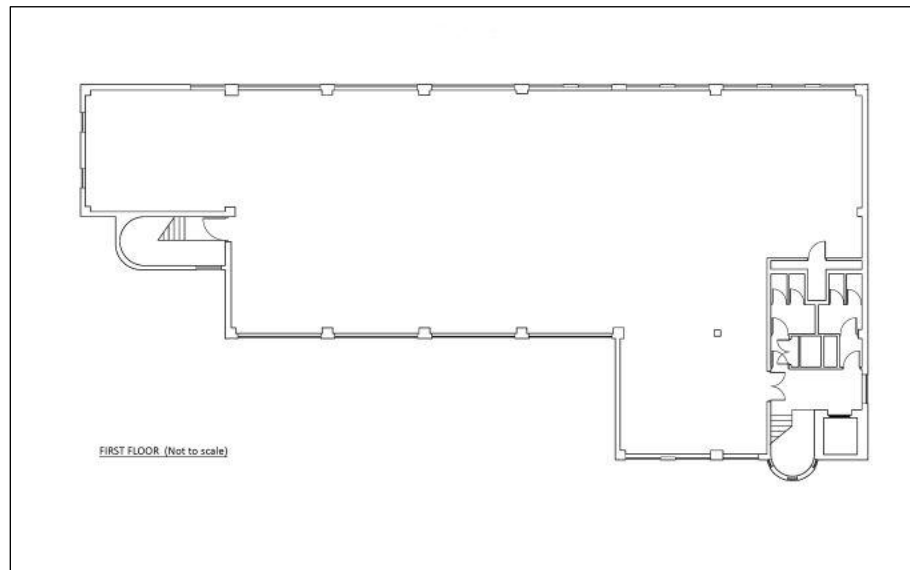
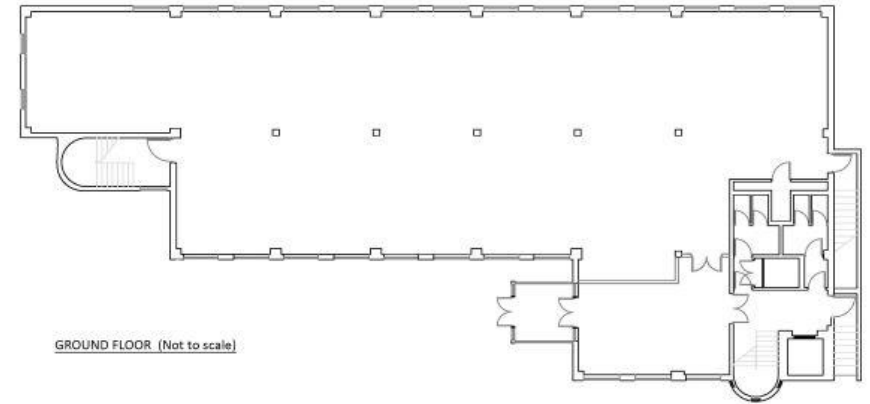
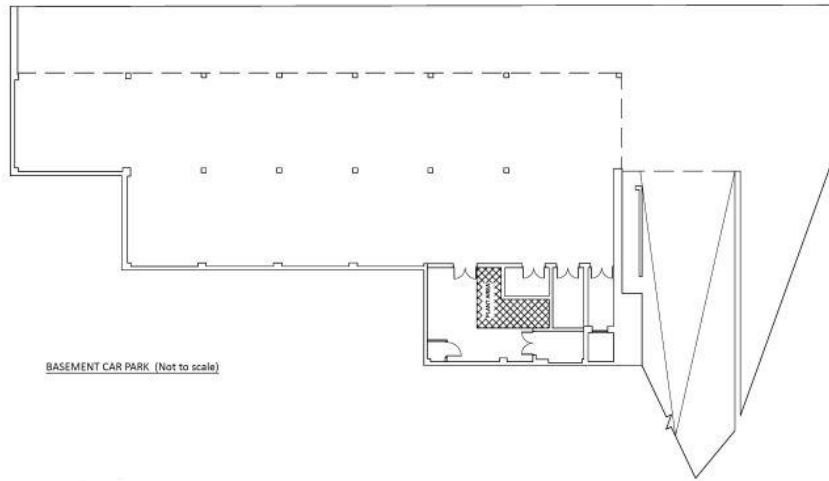
Each party to bear their own legal costs incurred in this transaction.

VAT

Payable at the standard rate.

ANTI MONEY LAUNDERING

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