

**CAXTON HOUSE  
ST. JOHN'S HILL  
SEVENOAKS TN13 3NP**



**OFFICE SUITE TO LET**

**600 sq. ft. with parking for five cars**

**01732 740000**

Watermill House, Chevening Road, Sevenoaks, Kent TN13 2RY

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

## LOCATION

Occupying a prominent position on St. John's Hill within easy reach of Sevenoaks town centre and station.

## DESCRIPTION

The suite is situated on the first floor of this modern office building which benefits from good natural lighting.

## FEATURES

- Good natural lighting
- LED lighting
- Parking for five cars
- Perimeter trunking
- Central heating with comfort cooling
- Shared use of kitchen and WC's



## TERMS

Flexible short-term lease available.

## RENT

Upon application.

## VAT

Chargeable at the prevailing rate.

## LEGAL FEES

Each party to be responsible for payment of their own legal fees.

## RATING ASSESSMENT

Business rates to be advised.

## ENERGY PERFORMANCE CERTIFICATE

Awaited.



## ANTI MONEY LAUNDERING

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