

## 74 LONDON ROAD, RIVERHEAD SEVENOAKS, KENT TN13 2DN

**ECONOMIC SELF-CONTAINED FIRST FLOOR OFFICE SUITE  
WITH GOOD NATURAL DAYLIGHT IN PRIME LOCATION**

**TO LET £2,575 SQ FT – FROM £7.50 PSF**



Frontage to London Road



Internal View – Office 6

**LOCATION:** The property is situated some 1.3 miles north west of Sevenoaks Town Centre in the Riverhead area just 1.3 miles from Junction 5 M25/A21. The property fronts the main A224 from the A25 to Junction 4 M25. The property is part of a busy commercial area with a large out of town Tesco's nearly opposite and a Jaguar car dealer nearby. This is an established office location with Ryedale Court close by.

**DESCRIPTION:** The property comprises a self-contained floor of offices set within a two-storey detached building with Topps Tiles occupying the entire ground floor with a shared car park accessed off Hamlin Road.

The first floor comprises partitioned office space which provides 6 individual offices suites including one which may be used as a meeting room. There are two sets of male and female toilets plus a kitchen. The offices are fitted with double glazing, heating, carpet, and suspended ceilings to part.

Car parking is in the shared car park to the front and side of the building also used by the ground floor occupier Topps Tiles. Parking is also available on Hamlin Road.



74 London Road - Internal View of Offices

**ACCOMODATION:**

We have measured the unit on a Net Internal Area as set out below:

		Area (Sq Ft)	Area (Sq m)
First floor Office	Office 1	250	23
	Office Suite 2 – Office, WC’s & kitchen	440	41
	Office Suite 3 - Two corner offices	375	35
	Office 4 - Reception	290	27
	Office Suite 5 - Two adjoining offices	320	30
	Office 6 - Single corner office / meeting room	210	20
	Office 7 – Single corner office / meeting room	140	13
<b>TOTAL</b>		<b>2,575</b>	<b>239</b>

**FEATURES**

- Good location within 1.3 miles of Sevenoaks Town Centre and the M25
- Established office location with Tesco Superstore opposite
- Shared car park dedicated to the building
- Two sets of male and female toilets each with kitchens
- Available for immediate occupation

**RATING:**

Interested parties should contact Sevenoaks District Council on 01732 227000 for current rating information.

**TERMS:**

**TO LET ON FLEXIBLE TERMS.  
QUOTING RENTAL FROM £7.50 psf DEPENDENT ON TERMS AGREED**

**EPC:**

91 (Band D)

**TO VIEW:**

By appointment with the Agent:

**M<sup>c</sup>MEEKING CHARTERED SURVEYORS**  
**01892 536381**