

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.

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The Property Experts



Chartered Surveyors



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)
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
	2,575	239
 Shared car park dedicated to the building Two sets of male and female toilets each with kitchens Available for immediate occupation 		
Interested parties should contact Sevenoaks Distr current rating information.	ict Council on U	1/32 22/000 for
TO LET ON FLEXIBLE TERMS. QUOTING RENTAL FROM £7.50 psf DEPENDENT ON	N TERMS AGREED	
91 (Band D)		
By appointment with the Agent:		
	 Office Suite 2 – Office, WC's & kitchen Office Suite 3 - Two corner offices Office 4 - Reception Office Suite 5 - Two adjoining offices Office 6 - Single corner office / meeting room Office 7 – Single corner office / meeting room Good location within 1.3 miles of Sevenoaks Tot Established office location with Tesco Superstor Shared car park dedicated to the building Two sets of male and female toilets each with k Available for immediate occupation Interested parties should contact Sevenoaks Districurrent rating information. TO LET ON FLEXIBLE TERMS. QUOTING RENTAL FROM £7.50 psf DEPENDENT OF 91 (Band D) 	Office 1 250 Office Suite 2 – Office, WC's & kitchen 440 Office Suite 3 - Two corner offices 375 Office 4 - Reception 290 Office Suite 5 - Two adjoining offices 320 Office 6 - Single corner office / meeting room 210 Office 7 – Single corner office / meeting room 140 Established office location within 1.3 miles of Sevenoaks Town Centre and the 5. Shared car park dedicated to the building 5. Shared car park dedicated to the building 5. Available for immediate occupation 1. Interested parties should contact Sevenoaks District Council on 02 0. Current rating information. TO LET ON FLEXIBLE TERMS. QUOTING RENTAL FROM £7.50 psf DEPENDENT ON TERMS AGREED 91 (Band D)

M^cMEEKING CHARTERED SURVEYORS 01892 536381

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