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KARRISON PROPERTY



TO LET

OFFICE / CLASS E – 1,600 - 5,647 SQ FT (524.61 SQ M)
½ MILE FROM JUNCTION 5 OF THE M25

Weald House, Sundridge, Sevenoaks, Kent, TN14 6ER

DESCRIPTION
Weald House is a modern two storey office building set within a well landscaped campus environment on the western fringe of Sevenoaks.

Weald House is home to notable businesses including BAM Nuttall & Barratt Homes.

The available ground floor north suite comprises a predominantly open plan space with superb natural light together with a partitioned kitchen/staff room, two partially glazed private offices and some private wcs and shower supplementing the communal facilities available just off the reception area.

The spaces is available either as a single suite, or alternatively can be split into two demises of 1,600 sq ft and 3,670 sq ft.

The space would suit office use, or alternative Class E users, subject to suitability.

LOCATION
Weald House is situated in a highly accessible and strategic location immediately off the A25 ½ mile from Junction 5 of the M25 and the A21 London to Hastings Road.

Sevenoaks town centre, with its comprehensive facilities, is approximately 3 miles to the east.

Sevenoaks railway station offers fast and frequent services to London Bridge, London Waterloo East and London Charing Cross with advertised journey times of 25, 30 and 35 minutes respectively.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground - North Suite 1	1,600	149.0
Ground - North Suite 2	3,670	341.0
TOTAL	**5,647**	**524.61**

AMENITIES
- Suspended ceilings
- LED lighting
- Air Conditioning
- Double glazing
- Full Access Raised Floors
- Kitchenette
- Additional WCs and shower facilities
- 21 Car Parking Spaces
- Estate CCTV Security System

RENT
£25.00 per sq ft.

RATES
The whole demise has a rateable value of £111,000.

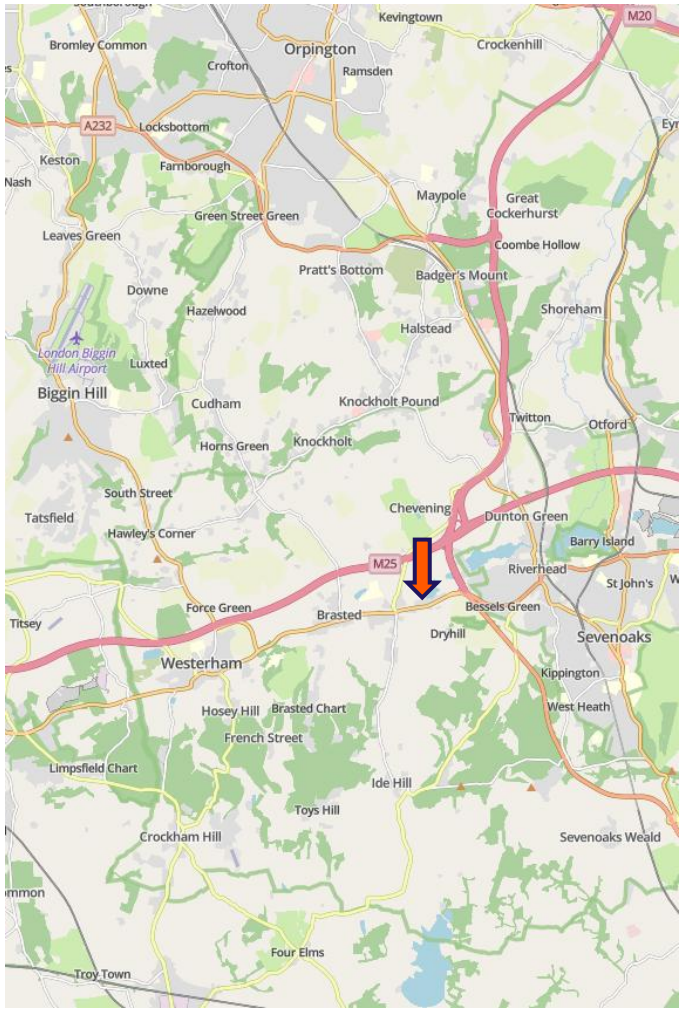
Estimated rates payable £9.81 per sq ft.

SERVICE CHARGE
There is a service charge levied for the upkeep of the common, structural and external elements.

VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
The property has an EPC rating of C.



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VIEWINGS – 01732 606 100

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PHOTOS













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FLOORPLAN



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