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KARRISON PROPERTY



TO LET

OFFICE – 2,242 SQ FT (208.28 SQ M)

3 The Saltings, Salters Heath Business Centre, Cold Arbor Road, Sevenoaks, Kent, TN13 2BL

Rent | £56,000 Per Annum

Newly Created Exceptional Office Space

27 January 2026

DESCRIPTION

The Saltings is an exciting conversion project that involved the retaining, repairing and converting of a historic store and open fronted barn. The old and new meet with aesthetic ease, with rubble walls, dressed quoins, natural slate and clay tiled roof sitting alongside new expanses of glazing and frameless glass doors in the existing barn. The centrepiece of The Saltings is Building 3 providing 2,242 sq ft over two highly-attractive levels. The spacious and flexible layout of the ground floor provides an ideal environment for collaboration and innovation. A designated room on the ground floor has been designed to accommodate a kitchen. The ground floor also features male and female toilets, as well as a shower facility, all fitted to an exceptional standard. Stairs lead to the mezzanine level of open workspace providing further flexibility and a sense of openness with an impressive vaulted ceiling. At the northern end of the mezzanine, a separate area provides space ideal for creating a boardroom or a private office with glorious views over the adjoining countryside, with the picturesque North Downs in the distance.

LOCATION

Salters Heath Business Centre brings modern office facilities to the well-connected Kent Downs, close to Sevenoaks town centre, in an Area of Outstanding Natural Beauty. The location, within the boundaries of a beautiful country estate and within the Metropolitan Green Belt, belies Salters Heath Business Centre's accessibility. The M25 and the A21 are less than 1.5 miles away by road, and London Bridge 22 minutes by direct rail (cycle 11 minutes between Sevenoaks train station and the business centre).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Office	2,242	208.28

AMENITIES

- Allocated Parking
- Fibre Broadband
- Gated Scheme
- Comfort cooling
- BREEAM Very Good
- Shower room & WCs
- EPC Rating "A"

RENT

£56,000 per annum exclusive.

RATES

The current 2023 Rateable Value of the property is £48,000.

VAT

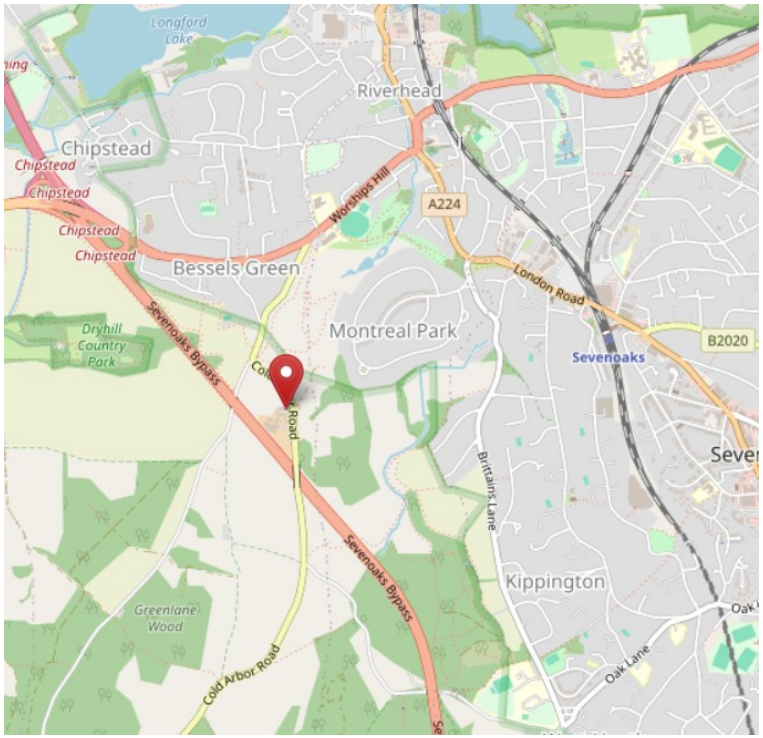
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of A.



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VIEWINGS – 01732 606100

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