

To Let: Office



5a Old Yard, Rectory Lane, Brasted, Kent TN11 6 IJP

Floor Area: 115.5 sq m (1,243 sq ft)

- Ground floor office
- 115.5 sq m (1,243 sq ft)
- Available March 2017
- Prestigious Courtyard development
- 4 Allocated parking spaces
- Easy access to the M25

To Let: £19,950 pax + fees

Oxted 01883 719100
howardcundey.com

5a Old Yard, Rectory Lane, Brasted, Kent TN16 1JP

LOCATION

The Old Yard is situated just off the main A25 in Brasted, with nearby M25 access at junction 5 and main line train services from stations at Sevenoaks and Oxted.

PREMISES

The ground floor of a purpose built three storey office building, forming part of the attractive Old Yard development, close to the River Darent. The property is of traditional Kentish style construction and situated in a semi-rural environment.

ACCOMMODATION

Communal entrance leading to the ground floor office space. An open plan office, which benefits from gas fire central heating, a kitchenette and toilet. The property further benefits from 4 dedicated car parking spaces, whilst additional spaces are available for visitor use on a first come first serve basis.

FLOOR AREA

The property has a net internal area of 115.5 sq m (1,243 sq ft).

All measurements are approximate and are taken on a net internal area (NIA) basis.

RENT

£19,950 per annum exclusive, payable quarterly in advance by standing order.

TERMS

Available on a new effective full repairing and insuring lease by way of service charges. Subject to satisfactory references (for which fees apply, further details on request), contract, rent/surety deposit and/or personal guarantee if required.

SERVICE CHARGE

There is a service charge to cover external maintenance/repair/decoration within the estate (including external window cleaning and refuse collection) and buildings insurance. Further details on application.

BUSINESS RATES

Assessed as 'Offices and premises'. RV £23,750 per annum payable at the current uniformed business rate. All enquires to Sevenoaks District Council on 01732 227000. Point of reference www.voa.gov.uk.

VAT

Applicable to all rents and charges at the prevailing rate.

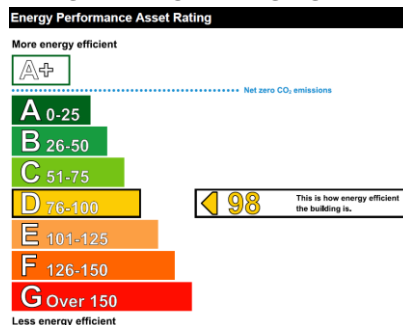
LEGAL COSTS

Each party to be responsible for the own legal and professional costs.

VIEWING

Strictly by appointment with sole agents Howard Cundey.

ENERGY PERFORMANCE CERTIFICATE



A full copy of the EPC is available on request

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