



# to let

Suffolk House  
154 High Street, Sevenoaks TN13 1XE

Air conditioned office suite 2,228 sq. ft. (207 sq. m) with  
11 secure parking spaces. Fully refurbished to a Grade A standard







## LOCATION

Suffolk House occupies a prominent position in Sevenoaks town centre, situated on the north eastern corner of the crossroads where High Street (A225) is intersected by Suffolk Way and Pembroke Road. Bligh's Meadow shopping centre with its wide range of quality retail outlets, is within a couple of minutes' walk. Public transport facilities provide access to the surrounding areas and Sevenoaks British Rail station is some 10-15 minutes' walk away with its fast and frequent services to Central London and the South Coast.

## DESCRIPTION

Built in 1987, Suffolk House is an imposing detached office building with generous on-site private parking. The accommodation has recently been refurbished to a Grade A standard and is immediately available

## ACCOMMODATION

Ground Floor (East)  
**2,228 sq. ft. (208.22 sq. m)**  
 (measured to IPMS3 – Office)

## TERMS

To let on a new FRI lease for a term of years to be agreed.

## RENT

On application

## VAT

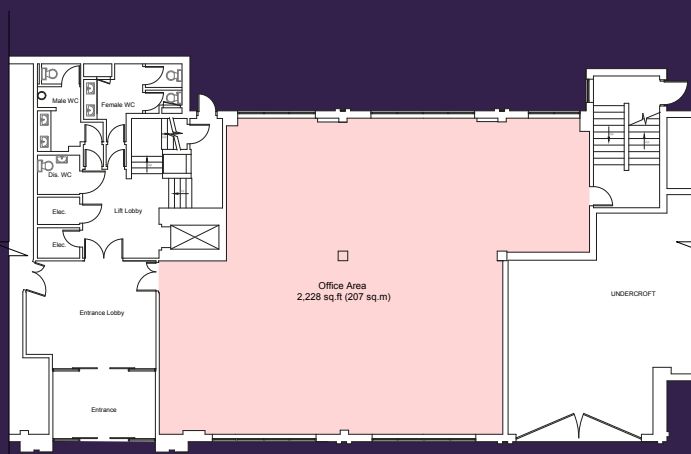
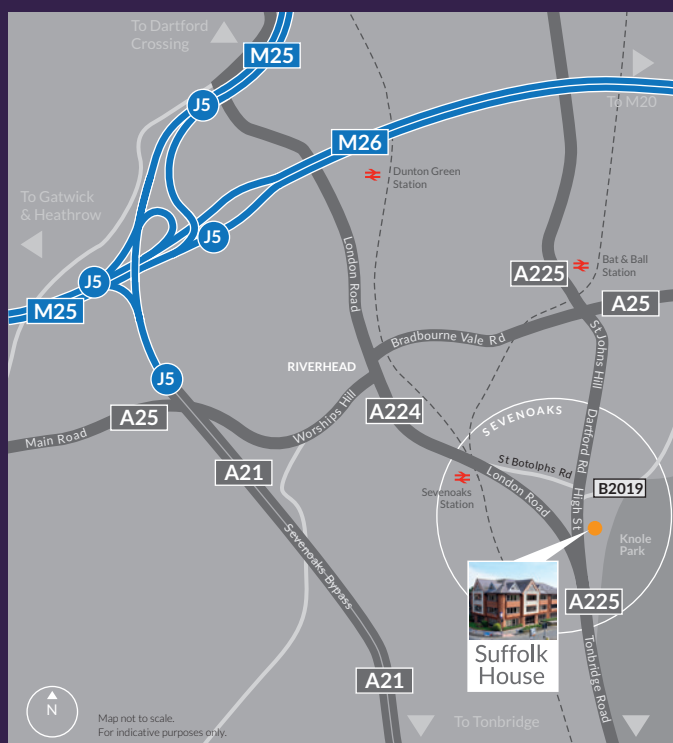
The price is exclusive of VAT which will be charged at the standard rate.

## RATING ASSESSMENT

2017 Assessment – RV £46,250

## FEATURES

- Suspended ceilings with recessed fluorescent lighting
- Fully carpeted
- Double glazed window installations
- Secure on-site parking for 11 cars
- 13-person passenger lift
- Male & Female WC's



**Viewing:** Strictly by appointment with sole agents **Michael Rogers LLP**  
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