

ECA COURT, SOUTH PARK, SEVENOAKS TN13 1DU

FIRST FLOOR OFFICES WITH EXTENSIVE PARKING



**4,419 sq.ft. (410.53 sq. m)
Air-Conditioned Offices to Let**

01732 740000

Watermill House, Chevening Road, Sevenoaks, Kent TN13 2RY

www.michaelrogers.co.uk

LOCATION ECA Court is situated within Sevenoaks Town Centre, approximately half a mile from Sevenoaks station which provides a good frequent service to Central London. Road communications to the area are excellent with Junction 5 of the M25 being less than 3 miles from the town centre and which connects in turn with both the M26 providing access to the Channel Tunnel and the M23 to Gatwick International Airport.

Sevenoaks is an established business location with a thriving retail centre (Bligh's Meadow) along with many restaurants, pubs and entertainment facilities.

DESCRIPTION Comprising part of the first floor of ECA Court, a modern office building constructed during the late 1990's and offering an extremely high standard of quality space. The accommodation is to be refurbished and upgraded to a "Grade A" standard.

ACCOMMODATION Net internal area

Part First Floor 4,419 sq.ft. (410.53 sq. m)

PARKING Secure parking for 20 vehicles

FEATURES

- ◆ Fully air conditioned
- ◆ Secure parking for 20 vehicles
- ◆ Uninterrupted power supply
- ◆ Full access raised floors
- ◆ Suspended ceilings with motion sensitive light switching
- ◆ Male and Female WCs with disabled and shower facilities

TERMS

Lease A new (effective) FR & I lease is available upon terms to be agreed.

Rent On application

VAT At the present time there is no VAT chargeable on the rent in this instance.

LEGAL COSTS Ingoing tenants to bear both parties legal costs incurred.

VIEWING Strictly by appointment with sole agents:
Mike Lewis 01732 227902



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