

1,200 Sq Ft  
To Let



**“The Quadrant” 5 Victoria Road  
Sevenoaks  
Kent, TN13 1YD**

**Ibbett Mosely**

**OPEN PLAN GROUND FLOOR OFFICE SUITE WITHIN SEVENOAKS TOWN CENTRE AVAILABLE TO LET.**

**POTENTIALLY SUITABLE FOR D1/D2 USES SUBJECT TO GRANT OF PLANNING CONSENT**

### **Location**

The property is situated just off of the London Road within the heart of Sevenoaks.

Other occupiers nearby include: Specialist Lift Services; The Old Basket Supply; Sevenoaks Business Centre and The Blighs Meadow Estate.

### **Description**

Comprises a large open-plan ground floor suite.

The office has a private glazed entrance directly on to Victoria Road. There is also a contemporary shared entrance hall, kitchenette and shower room. The building has male and female facilities.

### **Features**

The office has been fully refurbished internally with new carpets and paintwork.

The space retains perimeter trunking and CAT II lighting, enabling potential occupiers to take occupation swiftly.

On street parking permits are available upon application to Sevenoaks Council.

### **Measured Areas**

The space measures as follows:

Office: 1,089 Sq Ft (101.2m<sup>2</sup>)

Meeting space: 135 Sq Ft (12.5m<sup>2</sup>)

**Total: 1,224 Sq Ft (113.7m<sup>2</sup>)**

### **Planning and alterations**

The building has current use rights for purposes of B1 within the Use Classes Order.

This means that it can be used as an office or for light industrial work.

Uses outside the B1 category described above, will require consent of both the Landlord and Planning Authority.

For further discussion on this please contact our associated planning specialists, Howard Sharp and Partners, telephone 0207 222 4402 or 01732 456888.

### **Rating**

The property is recorded on the 2010 Rating List as having a rateable value of £17,000.

Prospective tenants are advised to enquire with Sevenoaks District Council for confirmation of Business Rates.

## Rent

£25,000 per annum exclusive.

## Term

A new lease is available on a Full Repairing and Insuring basis. Term of lease negotiable.

## Legal costs

Each party to bear their own legal costs.

## Viewings

By appointment.

## Will Kauffman

020 7222 4402 / 07799 148 740

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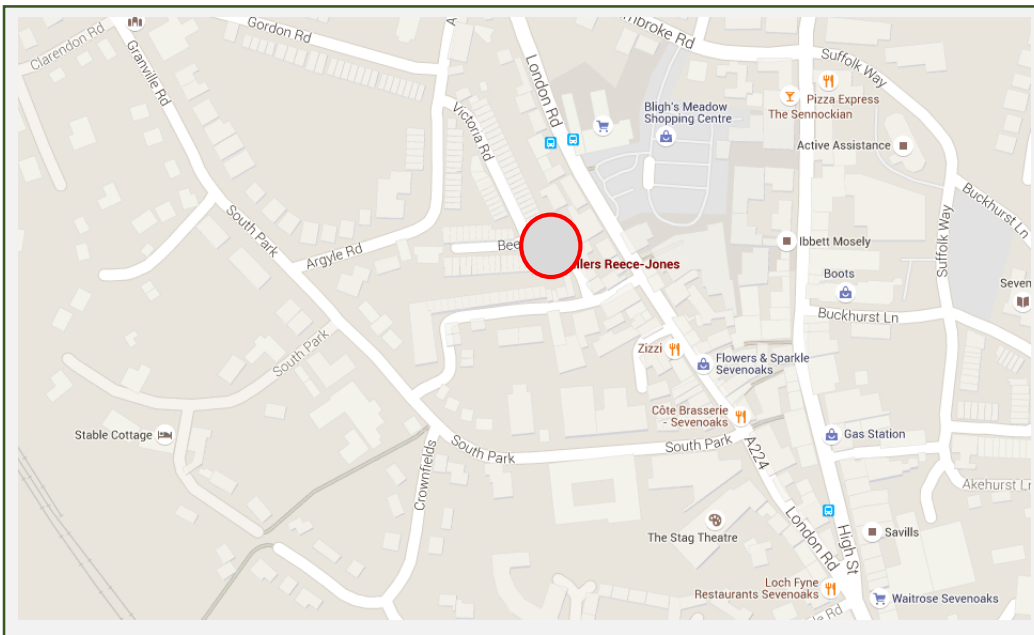
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### Important Notice

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