

TO LET



1st Floor, 15 Pembroke Road, Sevenoaks, TN13 1XR
OPEN-PLAN OFFICES with PARKING

**Michael
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1st Floor, 15 Pembroke Road, Sevenoaks TN13 1XR

Open-plan Offices with Parking

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LOCATION

Sevenoaks is an historic Kent market town with an established commercial centre, situated approximately 22 miles to the south of central London. The town benefits from excellent road and rail communications with Junction 5 of the M25 being within two miles and Sevenoaks main line station providing fast and frequent services into central London and the Kent coast.

15 Pembroke Road is located in Sevenoaks town centre. Sevenoaks station is within 10 minutes walking distance.

DESCRIPTION

An open plan suite situated on the first floor of a purpose-built office originally constructed in 1988

Amenities include:

- Good natural light
- Central heating
- Open plan
- Suspended ceiling
- Carpeting
- LED lighting
- Security alarm
- On-site parking for five cars

ACCOMMODATION

1st Floor (approximate net internal areas) NIA
1,800 sq ft. 167.0 sq m

Consideration may be given to sub-division

TERMS

A new sublease is available for a term up to May 2028.

EPC

Band - D

RATING

The accommodation has a rateable value of £32,250

SERVICE CHARGE

On application

VAT

To be confirmed.

LEGAL COSTS

Each party to pay their own costs.

ANTI MONEY LAUNDERING

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VIEWING

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