

**FIRST FLOOR OFFICES**  
**1 BLIGHS ROAD**  
**SEVENOAKS TN13 1DA**



**TO LET**

**1,179 sq ft (109.53 sq m) approx.**

**01732 740000**

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

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## LOCATION

Situated in the heart of Sevenoaks town centre, overlooking Bligh's Meadow with access from the pedestrian walkway opposite Nando's and The Card Factory. The suite is immediately above Costa.

Sevenoaks mainline station is approx. ¾ mile distant and access to the motorway network is via Junction 5 of the M25 (Chipstead) approx. 2½ miles away.



## FEATURES

- Centrally located with easy access to amenities
- Self contained suite with own entrance lobby
- Electric heating
- Modern town centre offices
- Audio entryphone
- Kitchen
- Suspended ceilings with LED lighting
- Carpeting



## ACCOMMODATION

Comprising a suite of offices, mostly open plan with a large private office and a partly glazed partitioned meeting room, along with a kitchen/break out area and male & female WCs.

Approx. floor areas:- **1,179 sq ft (109.53 sq.m.)**

## TERMS

Available either by way of the existing lease (expiring April 2022) or a new lease for a term of years to be agreed.

**RENT** Upon application.

**RATING** Rateable Value £21,500

Prospective tenants are strongly advised to make their own enquiries to verify this information.

**VAT** VAT will be payable on the rent and service charge.

## LEGAL COSTS

Each party to bear their own costs.

**EPC** To follow

## Viewing

By prior arrangement with the sole agents

**MICHAEL ROGERS LLP**

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