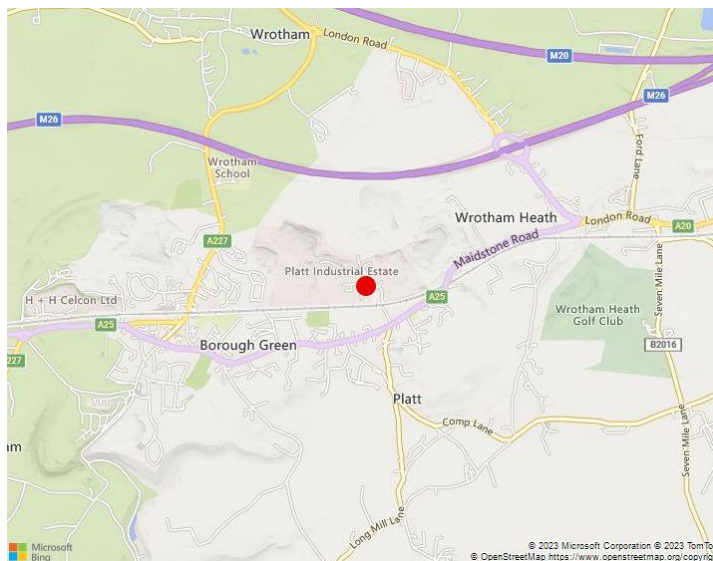




## **TO LET – FIRST FLOOR SELF-CONTAINED OFFICE**

- Good Communications
- Intruder Alarm
- Security Cameras
- Rents From £13,000 Per Annum
- 3 Parking Spaces

# UNIT E HOMESDALE BUSINESS CENTRE, MAIDSTONE ROAD, PLATT, SEVENOAKS, KENT, TN15 8JL



## Location

The property is located between Borough Green and Wrotham Heath, it is a short distance off junction 2a of the M26 motorway and approximately 10 minutes from from junction 5 of the M25 motorway.

## Description

To Let - First floor contained office set in a mixed use business estate with allocated parking.

## Accommodation

Homesdale Business Centre offers one self contained office suite located on the first floor of the building. The suite comprises open plan office accommodation, a kitchenette and WC with 3 car parking spaces:

Area	Sq Ft	Sq M	Rent pa
Suite E	1,482	137.68	£16,250

## EPC

Awaited

## Rateable Value

Unit E - RV £9,200 @ 49.9p in the £

Rates Payable £4,590 for the year 2023/24

*(May be eligible for small business rates relief, please enquire with local borough council for further information)*

## Rent

£16,250 per annum for the entire

## Terms

To take a new lease by negotiation.

## Legal Costs

Each side to bear its own legal and professional costs

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Viewing

Strictly by prior appointment through the surveyors:



**Matthew Sadler**

matt.sadler@sibleypares.co.uk

**SIBLEY PARES**  
CHARTERED SURVEYORS & ESTATE AGENTS  
**01622 673086**  
sibleypares.co.uk

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.