



The DBLS Partnership LLP

Office Suite To Let

CHARTERED SURVEYORS – COMMERCIAL AGENTS – PROPERTY MANAGERS

## Courtyard Office Suite

1C The Courtyard, Market Square  
Westerham TN16 1AZ



RENT FREE AVAILABLE



Floor area: 63.82 sq m (687 sq ft)

This modern office suite has 2 allocated parking spaces, forming part of an attractive, centrally located courtyard development with access to the High Street shops

EPC Rating C

**TO LET: £10,000 pa**

**Daniel Berrisford, Partner** DIP SURV MRICS

Mob/WhatsApp: 07799 714990

Email: [dan@dblspartnership.com](mailto:dan@dblspartnership.com)

Company Registration No: OC442715



### LOCATION

Situated centrally in an attractive courtyard development within the thriving historic town of Westerham with convenient access to the A25, south of the M25 between junctions 5 (Sevenoaks) and 6 (Godstone). Westerham is home to several significant office and industrial occupiers.

### PREMISES

The office suite is situated on the second floor to the front of the attractive development known as The Courtyard. Access is via a communal foyer with feature spiral staircases and entry phone intercom. Car parking is provided to the rear of the development. The suite is allocated 2 spaces.

### ACCOMMODATION

Accessed at second floor level, the suite comprises an open plan air conditioned office with suspended ceiling, Category II lighting, gas fired central heating, sash windows to both sides, kitchenette and unisex toilet facilities.

### FLOOR AREA

Approximate NIA: 63.82 sq.m (687 sq.ft)

### RENT

£10,000 per annum exclusive, payable quarterly in advance. A rent free period is available – details on request.

### TERMS

Available on a SHORT, MEDIUM OR LONG TERM lease, effectively full repairing and insuring, by way of a service charge, terms to be agreed. Grant of lease is subject to satisfactory references and additional surety/personal guarantee, if required.

### NOMINAL SERVICE CHARGE

Further information available upon request.

### RATING

Assessed as office and premises. RV of £8,600 pa payable at the current poundage. Point of reference [www.voa.gov.uk](http://www.voa.gov.uk). All interested parties are to make their own enquiries. Billing Authority is Sevenoaks District Council 01732 227000. This suite may qualify for small business rates relief subject to application to the Billing Authority.

### VAT

Rent and service charge are subject to VAT at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for the own legal and professional costs.

### ENERGY PERFORMANCE CERTIFICATE



### VIEWING

strictly by prior appointment with DBLS.

### IMPORTANT NOTICE: DBLS, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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