



The DBLS Partnership LLP

Office Suite To Let

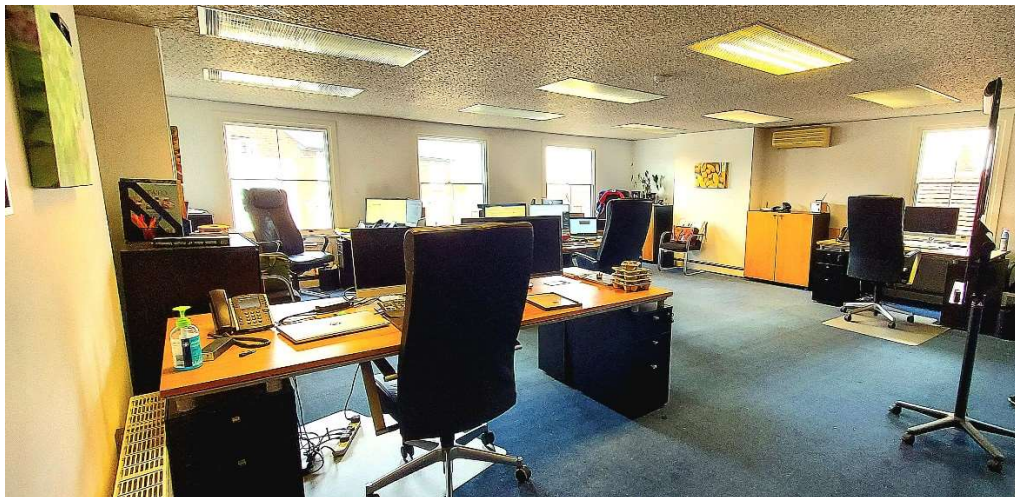
CHARTERED SURVEYORS – COMMERCIAL AGENTS – PROPERTY MANAGERS

Courtyard Office Suite

1D The Courtyard, Market Square
Westerham TN16 1AZ



RENT FREE AVAILABLE



Floor area: 75.2 sq m (809 sq ft)

Second and third floor offices with gated parking, forming part of an attractive, centrally located courtyard development with access to the High Street shops
EPC Rating D

TO LET: £12,000 pa

Daniel Berrisford, Partner DIP SURV MRICS
Mob/WhatsApp: 07799 714990
Email: 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 mostly on the second floor with a third floor meeting room/private office, 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 from the shared service core, the suite comprises an open plan air conditioned office with suspended ceiling, Category II lighting, gas fired central heating, sash windows to both sides and rear providing good natural light, kitchenette and unisex toilet facilities. A further staircase, exclusive to the Suite, leads up to the generous meeting room or private office.

FLOOR AREA

Approximate NIA: 75.2 sq.m (809 sq.ft)

RENT

£12,000 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.

SERVICE CHARGE

Further information available upon request.

RATING

Assessed as office and premises. RV of £10,750, payable at the current poundage. Point of reference 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.

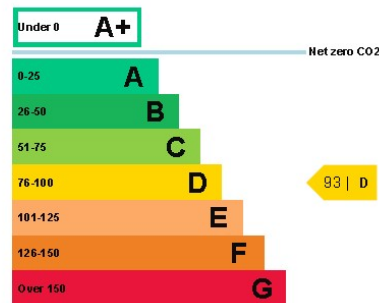
VAT

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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and DBLS have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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