



The DBLS Partnership LLP

Office Building To Let

CHARTERED SURVEYORS – COMMERCIAL AGENTS – PROPERTY MANAGERS

6 The Old Yard
Rectory Lane
Brasted, Westerham
Kent TN16 1JP



4 to 6 desk self contained executive office

A beautifully designed 600 sq ft two storey office with generous natural light and dedicated parking, backing on to the River Darent, in the village conservation area, 10 minutes drive to M25, available on a new lease

EPC RATING: D

TO LET: £12,000 pa

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Company Registration No: OC442715



LOCATION

The Old Yard is located central to the beautiful Conservation area of the historic Kentish village of Brasted, between Oxted and Sevenoaks, towns that have London and South East train services. The village has excellent pubs to enjoy and local shops for the essentials. The nearby town of Westerham, famed for its association with Winston Churchill, is 5 minutes away and has a host of eateries and independent shops and services. The M25 motorway is a car journey of around 5 minutes, giving excellent road connections.

PREMISES

A traditionally styled Kentish building providing a modern interior of self contained offices, on the northern side of this gated development, backing on to the river Darent and meadow beyond. The four dedicated parking spaces for Unit 6 are to the front of the building.

ACCOMMODATION

The main entrance opens to a lobby with a toilet facility, then via a door opening, to offices with kitchenette. The central staircase rises to a galleried landing with open plan offices. This office building has gas central heating and air-conditioning.

FLOOR AREAS

Ground Floor:	27.40 sq m (295sq ft)
First Floor:	28.34 sq m (305 sq ft)
Total NIA Approx	55.74 sq m (600 sq ft)

QUOTING RENT

£12,000 pa or £1000 pcm, plus service charges and VAT.

TERMS

Available to let on a new full repairing and insuring lease, to be contracted outside of the Landlord & Tenant Act 1954, for a term to be agreed, subject to contract and satisfactory references, rent/surety deposit and/or personal guarantee if required.

RATING

Assessed RV of £10,250 payable at the current poundage. All enquiries to Sevenoaks District Council. This building qualifies for small business relief subject to the occupier meeting the government criteria.

SERVICE CHARGE

A service charge is payable of approximately £200 pcm (£2,400 per annum), for the building's contribution to all aspects of managing the development.

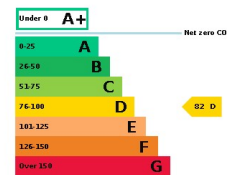
VAT

VAT is not payable on rent.

LEGAL COSTS

Each party to be responsible for their 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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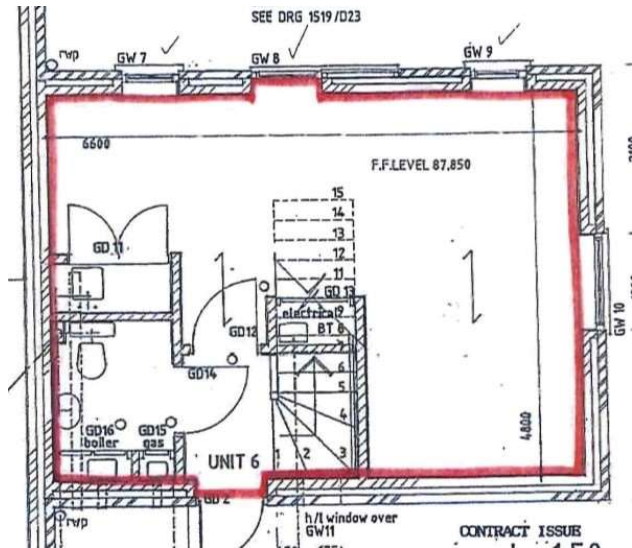
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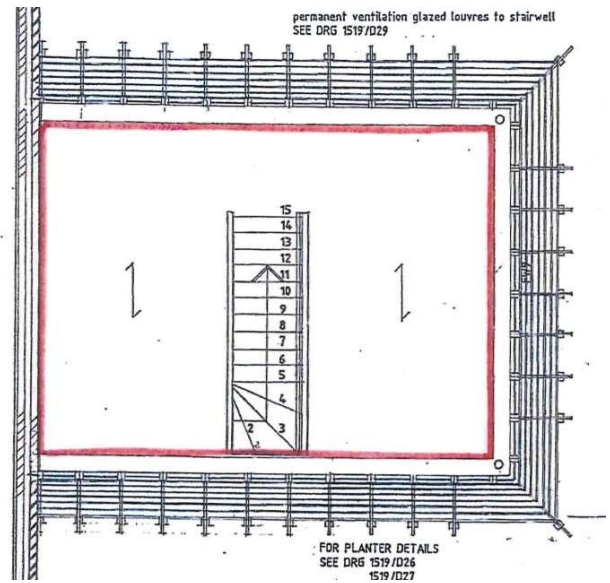
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Ground Floor (not to scale)



First Floor (not to scale)



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