



The DBLS Partnership LLP

Office Suite To Let

CHARTERED SURVEYORS – COMMERCIAL AGENTS – PROPERTY MANAGERS

Office 1, Mill Court  
Mill Hill  
Edenbridge  
Kent TN8 5DB



Floor area: 19.10 sq m (206 sq ft)

High quality office suite on a fully inclusive rent, set within an attractive modernised Victorian building close to Edenbridge town centre and railway stations. Two allocated parking spaces & visitor parking on site

EPC RATING: C

**TO LET INCLUIVE: £300 pcm**

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Company Registration No: OC442715



### LOCATION

Situated in Mill Hill, just south of the High Street, and approximately ten minutes' walk from the town's mainline railway station and close to other town centre amenities and Waitrose.

### PREMISES

The property is a Victorian building, which has been restored and extended to provide high quality office accommodation. Suite 1 is on the ground floor, accessed via a shared entrance lobby. Outside, there is generous parking for occupiers and visitor parking.

### ACCOMMODATION

An open plan office with quality finishes including ash doors and skirtings, dado level trunking for network/telecoms cabling, double glazed windows with fitted blinds, radiator central heating, VDU compatible lighting, entry phone and intruder alarm. This office has allocated parking. In the central service core, the building has a well appointed kitchen and separate male, female and disabled toilet facilities. Consumables for the kitchen and toilets are all included.

Externally, a private garden offers break out lunch area, as a shared facility.

### FLOOR AREA

Net internal floor area is approximately 19.10 sq.m (206 sq.ft.).

### TERMS

The office suite is available on a 12 months licence or a formal lease (further details on application). Grant of a licence or lease is subject to a rent deposit and receiving satisfactory references.

### RENT

£300 per month all inclusive (save for electricity used, which is billed to the room separately).

### BUSINESS RATES

Assessed as Office & Premises RV £3,750 payable at the published poundage rate, charged by Sevenoaks District Council – the billing authority. This office is eligible for small business relief, meaning that no rates are payable if the criteria are met. Please contact Sevenoaks District Council in this regard.

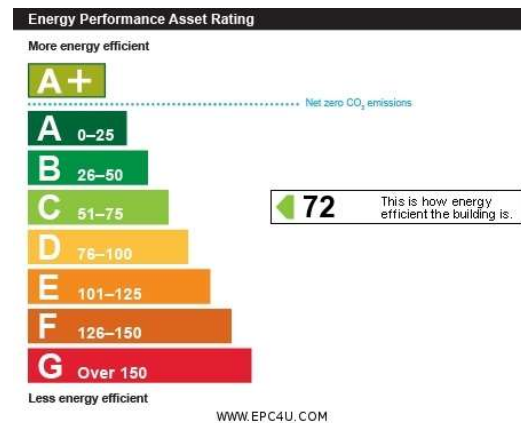
### VAT

This property is not elected for VAT.

### 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.

Image of a similar room in the building



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