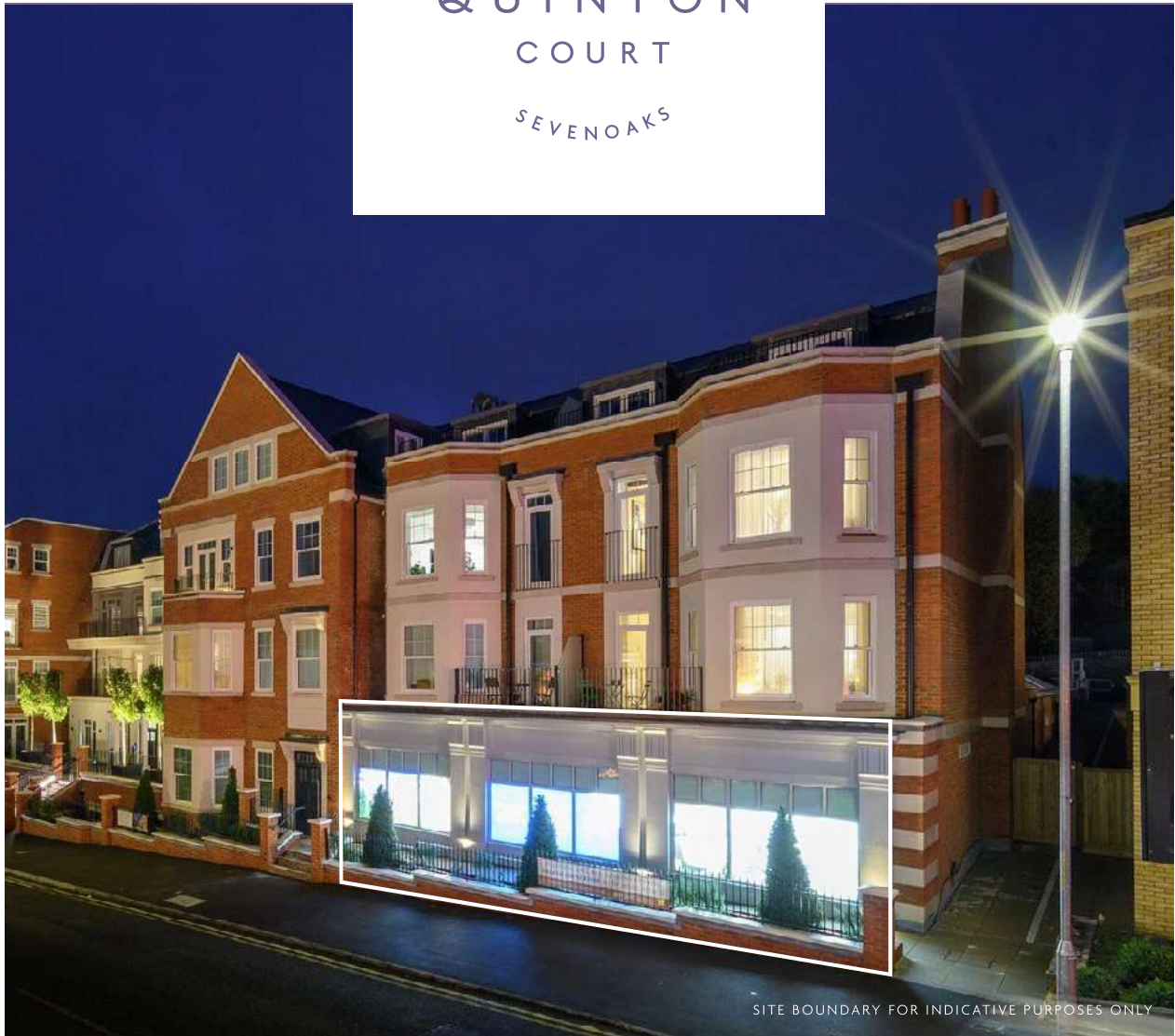


QUINTON
COURT
SEVENOAKS



SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY

TO LET

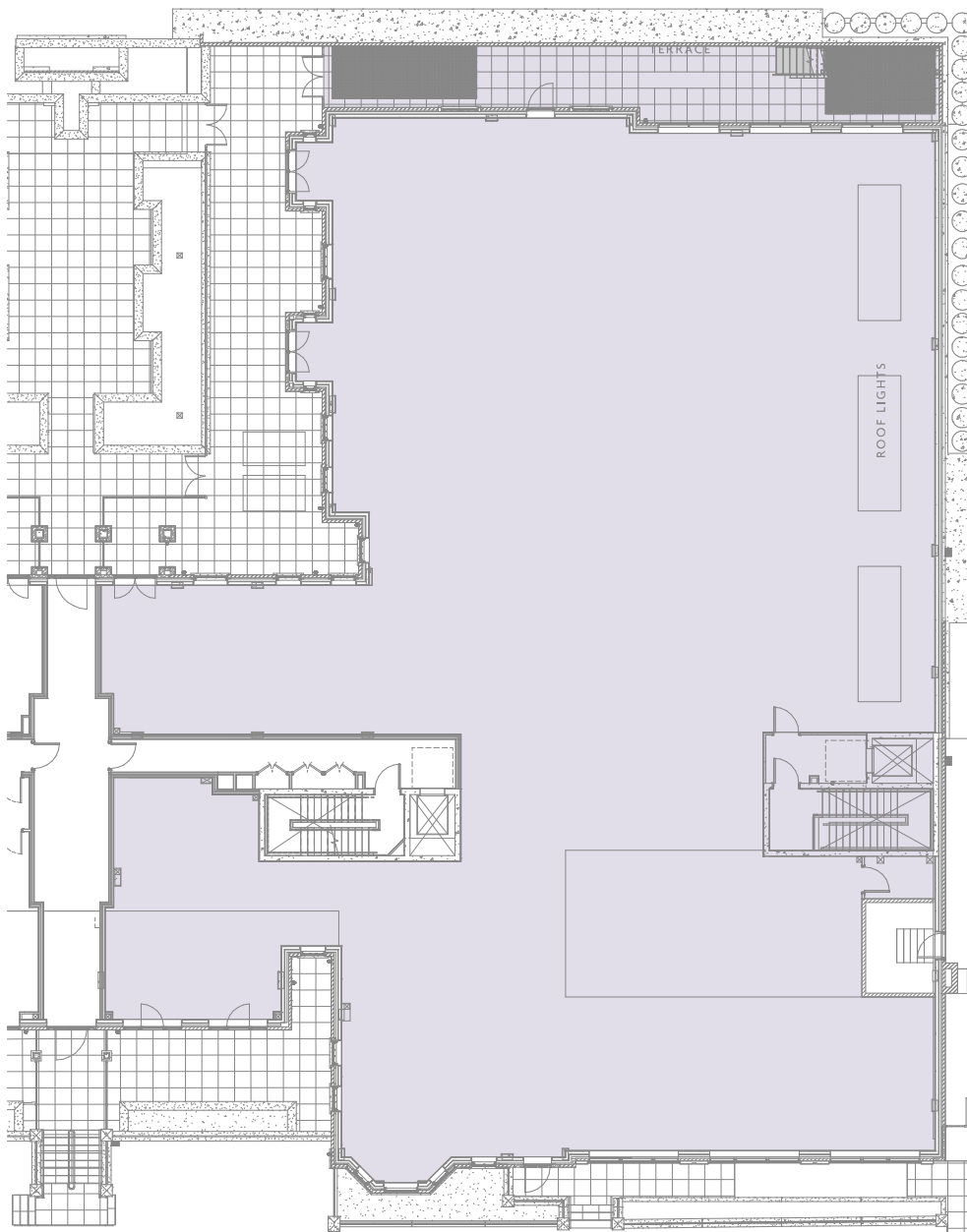
SELF CONTAINED
GROUND FLOOR OFFICE,
IN A PRESTIGIOUS NEW
LANDMARK FOR SEVENOAKS

9,467 SQ FT, WITH 36 SECURE BASEMENT PARKING SPACES

QUINTON COURT, LONDON ROAD, SEVENOAKS, TN13 1BA

GROUND FLOOR COMMERCIAL FLOORPLAN

The self-contained office suite benefits from a Category B fit-out (fully fitted kitchen, partitioning, workstations, furniture, IT installation, CAT 6 cabling throughout and air conditioning) and can be part-furnished if required. The suite is fully accessible from both street level and the basement car park, with 36 on-site dedicated spaces. There is a private terrace to the front and the rear of the property for the exclusive use of the commercial unit.



KEY HIGHLIGHTS

With exclusive, direct access from London Road, the self-contained accommodation comprises one office suite, arranged on the ground floor of a high quality new build mixed-use development by Berkeley.



9,467 SQ FT
879 SQ M

Proposed total net internal floor area



36 ON-SITE SPACES

Secure basement parking. Ratio 1:245



320 METERS*

Sevenoaks Town Centre



480 METERS*

Sevenoaks Station



PRIVATE TERRACE

For members of staff

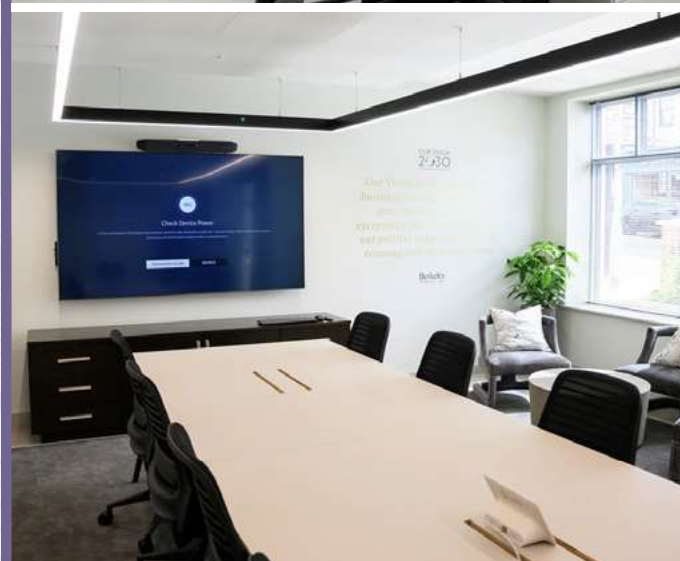


CYCLE STORAGE

5 twin racks in cycle store



*Distance from Google Maps.



PROPOSED LEASE TERMS

We are inviting all enquiries. Specific lease terms can be discussed on request.

VIEWING

By prior arrangement only.

BUSINESS RATES

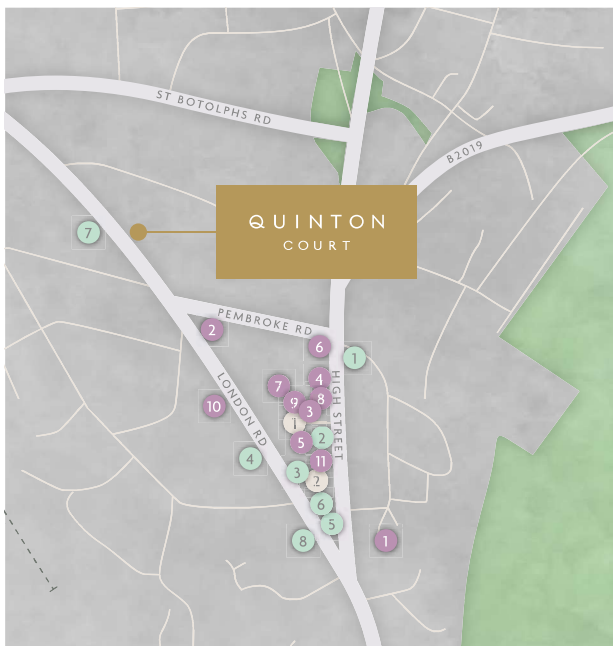
Applicants are advised to make their own enquiries with Sevenoaks District Council with respect to the rates payable.

ENERGY PERFORMANCE CERTIFICATE

B Rating / BREEAM Excellent

SITUATED IN THE HEART OF SEVENOAKS

Quinton Court is only 480 meters* from Sevenoaks railway station, where frequent connections take you to central London in just 22 minutes**
The town centre location means an array of restaurants, shops, banks & cafe bars, offering all the local amenities an office occupier may need.



RESTAURANTS

- 1 Pizza Express
- 2 Giggling Squid
- 3 Côte Brasserie
- 4 Zizzi
- 5 The Chequers
- 6 Prezzo
- 7 Hattusa Restaurant
- 8 Branded

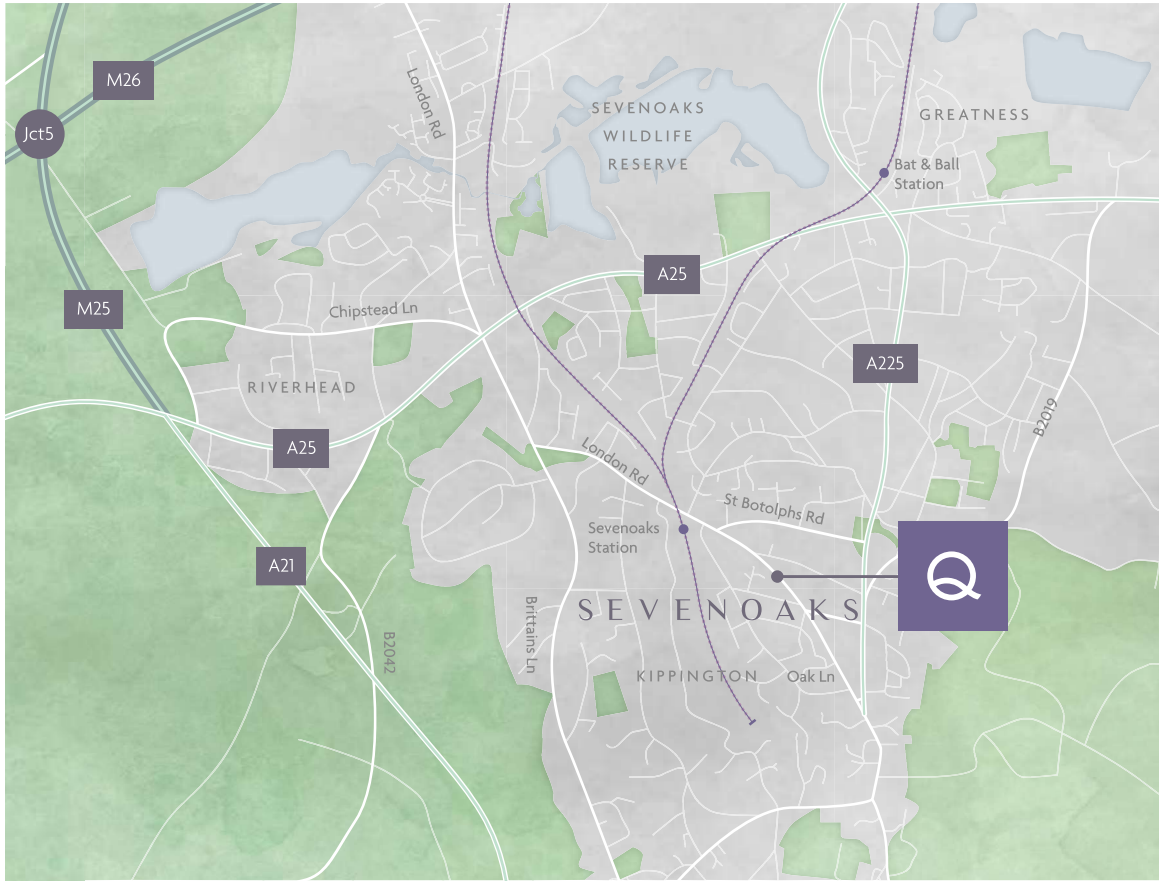
CAFÉS

- 1 Nonna Cappuccini's
- 3 Malabar Coffee House

SHOPPING

- 1 Waitrose
- 2 Marks & Spencer
- 3 JoJo Maman Bébé
- 4 White Stuff
- 5 The Clever Dresser
- 6 Danish Collection
- 7 Seasalt Cornwall
- 8 Crew Clothing
- 9 Phase Eight
- 10 The Chocolate Shop
- 11 Mint Velvet

LOCATION



BY CAR

7 MINUTES
from junction 5 of the M25.

24 MINUTES
to Ebsfleet International Railway

26 MINUTES
to Gatwick Airport

55 MINUTES
to Brighton

BUS ROUTES

CHIPSTEAD (401)

**BAT & BALL TRAIN
STATION (02)**

TUNBRIDGE WELLS (402)

DUNTON GREEN (01)

BLUEWATER (306/308)

BY TRAIN

19 MINUTES
direct to Tunbridge Wells

22 MINUTES
direct to London Bridge

44 MINUTES
to Canary Wharf



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