

1-3 The Saltings

Cold Arbor Road, Sevenoaks, Kent TN13 2BL



SALTERS HEATH
BUSINESS CENTRE



1-3 The Saltings

The Saltings is an exciting conversion project that involved the retaining, repairing and converting of a historic store and open fronted barn. The old and new meet with aesthetic ease, with rubble walls, dressed quoins, natural slate and clay tiled roof sitting alongside new expanses of glazing and frameless glass doors in the existing barn. Covering 3,549 sq ft in its entirety, The Saltings has been divided into four smaller units set across the ground floor and a mezzanine level.

Office 1

Ready to occupy, an absolutely stunning, vaulted ceiling is the focal point of office one. The 810 sq ft of open plan space has its own private entrance and is designed to house eight workstations. Complementary facilities include a fitted kitchen, a fully-accessible shower room with WC, and is fully carpeted.

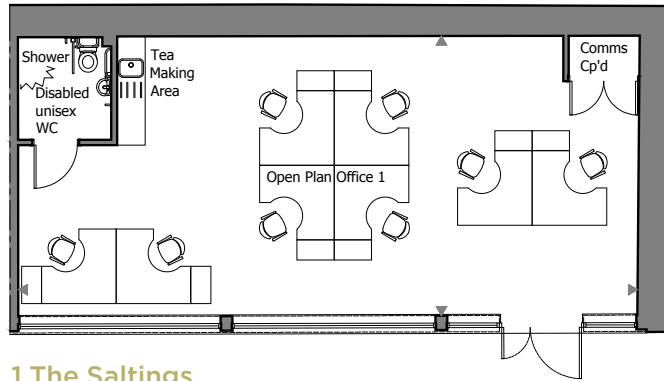
Office 2

Office 2 shares the same stunning vaulted ceiling as its neighbour but measures slightly smaller at 497 sq ft. The open plan space is ideal for four workstations and the configuration also creates a small 'nook' suitable for an extra single desk. There's also a private entrance, a fully-accessible shower room with WC and provision for a kitchen area.

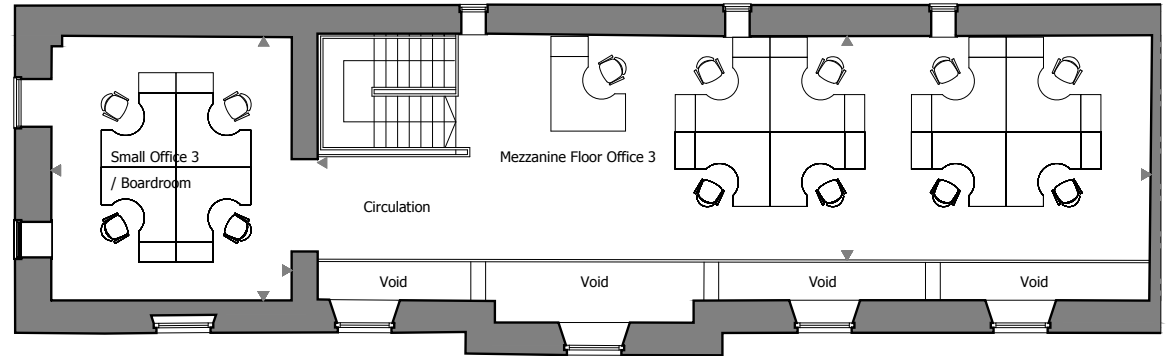
Office 3

The centrepiece of The Saltings is office 3 – covering 2,242 sq ft and split over two highly-attractive levels. The ground floor is an open plan space easily accommodating eight workstations plus an area ideally suited to a reception. Off the entrance lobby are male and female cloakrooms, a fully-accessible shower room with WC and an additional room that is designed to accommodate a kitchen. Ascend the stairs to the mezzanine level and a further nine workstations sit under a vaulted ceiling, enjoying an airy open plan arrangement. To the left is another office, this time more enclosed and capable of accommodating a further four workstations, or with the potential to be a discrete boardroom.

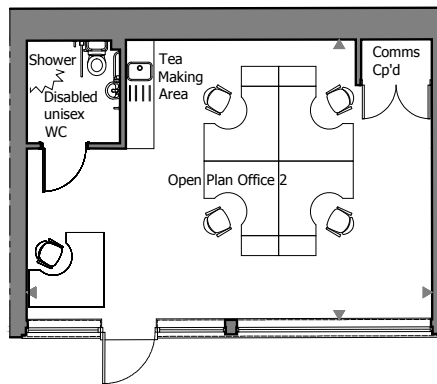
Floor plans



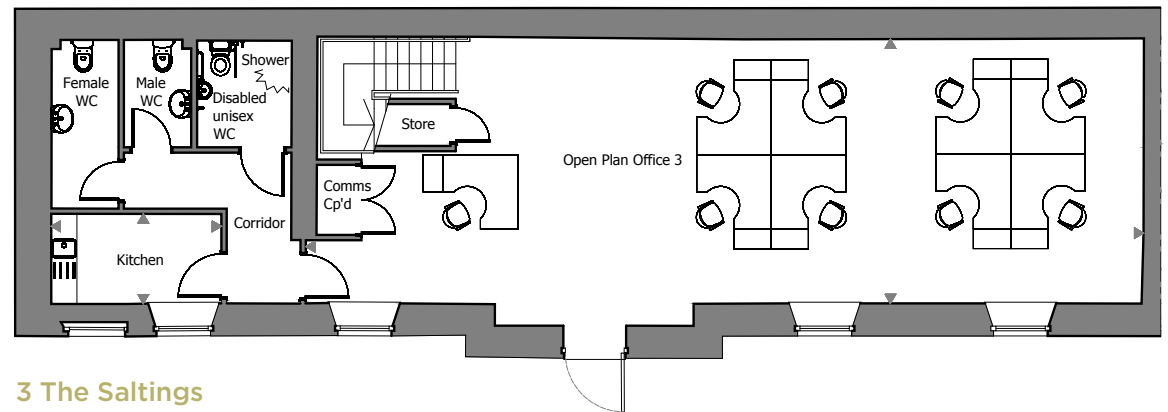
1 The Saltings
Ground Floor



3 The Saltings
First Floor



2 The Saltings
Ground Floor



3 The Saltings
Ground Floor



Specification

- Measuring 3,549 sq ft
- Private, self-contained amenities
- Provision for kitchens/provision for a kitchen area
- Shower facilities
- Fibre broadband
- Customisable access flooring system
- Comfort cooling
- Air recovery system
- Choice of floor coverings (subject to build stage)
- Parking
- Electric car charging points
- Bike storage
- Gated development
- Landscaped central courtyard
- Alarm and audio entry system
- BREEAM 'Very Good'
- EPC A