

# 4 The Saltings

Cold Arbor Road, Sevenoaks, Kent TN13 2BL



**SALTERS HEATH**

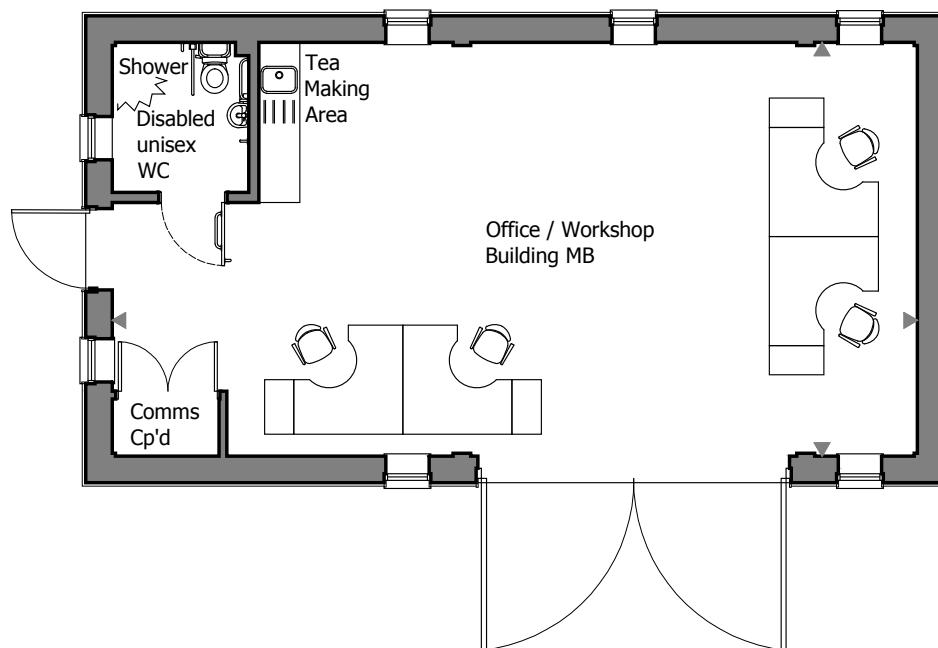
BUSINESS CENTRE



## 4 The Saltings

This sympathetically extended building affords a more commercial feeling. At 717 sq ft, there is scope to create a workshop - in part due to the double-width, garage-style doors - although there is also a separate, more conventional entrance. The open place space could comprise a reception and a waiting area - comfortable in size to house four desks - and is complete with a fully-accessible shower room with WC and provision for a kitchen area. The building is designed to accommodate vehicle access using a large van.

### Floorplan



### Specification

- Measuring 717sq ft in total
- 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



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