

The Courtyard

Cold Arbor Road, Sevenoaks, Kent TN13 2BL



SALTERS HEATH

BUSINESS CENTRE



The Courtyard

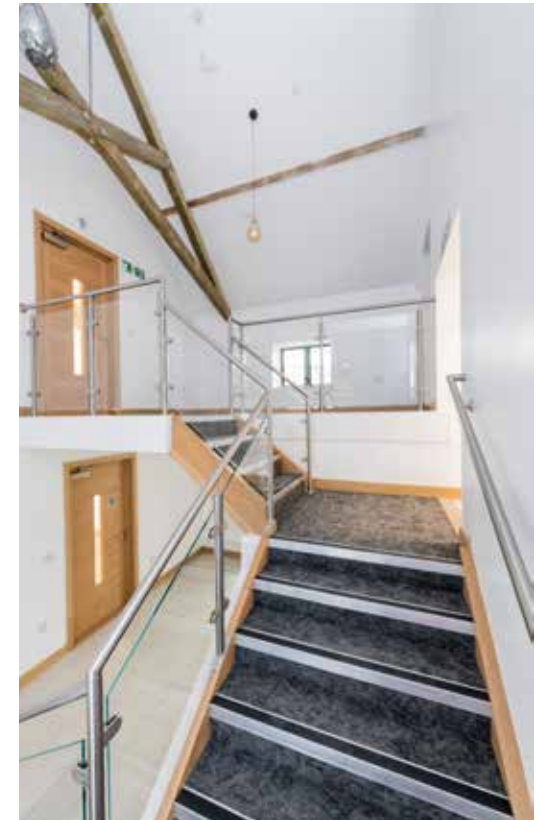
The Courtyard is one of the most versatile workplaces at Salters Heath Business Centre, re-imagined from the existing general utility and store space. Set over two floors, the combined 2,328 sq ft of space could form a comprehensive headquarters for an established or growing company.

Conversely, the building's two storey format, division of space and separate entrance to each floor allows The Courtyard to be offered as three separate offices with shared cloakrooms, shower facilities and a fully-accessible WC.

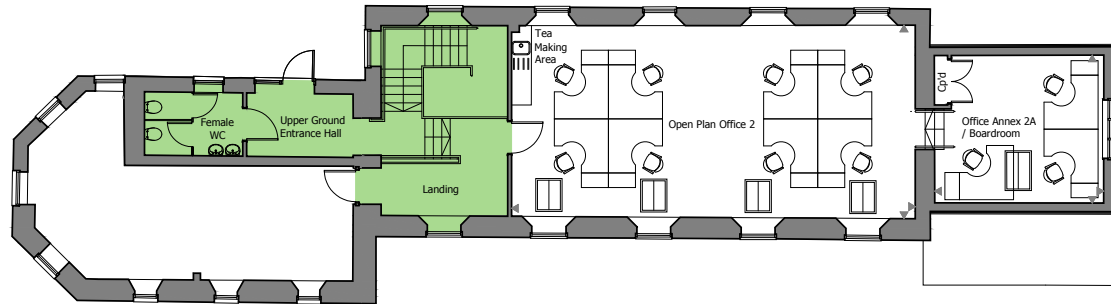
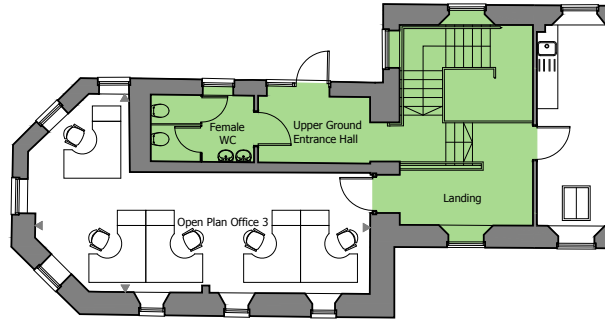
Office 1 spans 965 sq ft with a spacious annex, and occupies the ground floor. The main open plan area is designed to easily accommodate eight workstations and provision for a kitchen area. Four steps down leads to an annex office ideal for two people, with its own external door, or a boardroom.

Office 2 is slightly larger at 979 sq ft with a spacious annex and sits at an upper ground level. Mirroring the floor below, but with exposed scissor trusses, is a central open plan area housing eight desks and provision for a kitchen area, with a new annex office to suit three desks on a slightly lower level.

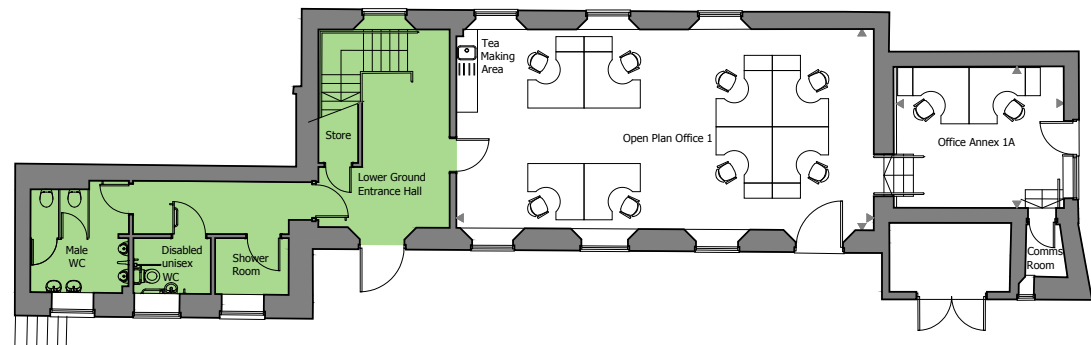
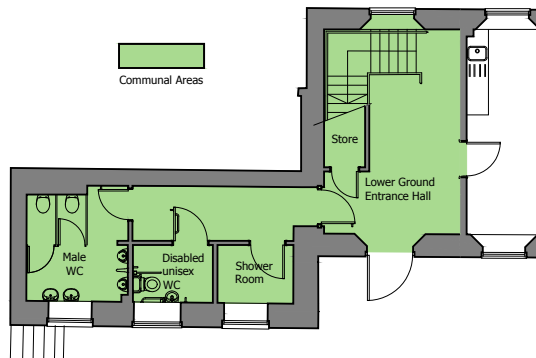
Office 3 also occupies the upper ground level and offers 383 sq ft of office space, incorporating an attractive bay area. With space for five workstations, office 3 presents a fantastic opportunity for a SME.



First Floor



Ground Floor





Specification

- Measuring 2,328 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

savills

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