

# SEVENOAKS

2A EARDLEY ROAD

TN13 1XT

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – TOWN CENTRE OFFICE SUITE - 394 SQ.FT (36.6 M<sup>2</sup>)**

## Location

Sevenoaks is an affluent commuter town located approximately 24 miles south-east of Central London.

The town is within close proximity to the M25 and M26 motorways, the A21 dual carriageway and benefits from regular rail services to London's Charing Cross Station with a journey time of approximately 35 minutes. Sevenoaks Railway Station is located 0.4 miles from the subject property (approx. 7-minute walk).

The subject premises are situated at the eastern end of Eardley Road, close to its junction with London Road.



## Description

Comprises a well-specified, self-contained office suite with kitchen area, WC and the benefit of one parking space.

Features include:

- Air conditioning
- Suspended ceiling
- LED lighting
- Carpeting
- Audio entryphone system

## Accommodation

(with approximate dimensions and net floor areas)

Kitchen Area	-	-
WC	-	-
Parking:	1 space	
<b>Office Accommodation:</b>	<b>394 sq.ft.</b>	<b>(36.6 sq.m)</b>

## Terms

The premises are available to let on the basis of a new internal repairing and insuring lease for a term of years to be agreed at a commencing rent of **£11,000 (Eleven Thousand Pounds)** per annum exclusive.

Details Amended 09/07/2020

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,276 (2020/21 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amounts.

## Commercial Energy Performance Certificate

### Energy Performance Certificate

Non-Domestic Building



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Certificate Reference Number:  
0070-9249-0370-6550-8094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 42  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 45.12  
Primary energy use (kWh/m<sup>2</sup> per year): 266.92

### Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

90

If typical of the existing stock

## Viewings

Available by prior appointment via sole agents:



Contact:

Toby Allitt  
Neil Salisbury

Email:

[ta@linays.co.uk](mailto:ta@linays.co.uk)  
[neil@salisburyand.co](mailto:neil@salisburyand.co)