



**TO LET** 145 sq. m (1,559 sq. ft.) - 297 sq. m (3,150 sq. ft.)

**CLASS E USE** - available for a variety of different uses (STP)

**AMHERST HOUSE, 22 LONDON ROAD, RIVERHEAD, SEVENOAKS, TN13 2BT**

est. 1828  
**bracketts**

## LOCATION

Amherst House is located on London Road in the popular Riverhead area of Sevenoaks.

The property occupies a prominent roadside position 0.7 miles from Sevenoaks town centre and less than 0.6 miles from Sevenoaks mainline railway station (25 minutes to London Bridge).

Junction 5 of the M25 is 1 mile to the north and accessed via the A21.

Surrounding occupiers are a mixture of both commercial and residential users.

## DESCRIPTION

The accommodation comprises offices across the 1st and 2nd floors of a purpose built office buildings of conventional brick construction below a pitched tiled roof.

The floors are available together or on a floor by floor basis, and can be taken either in their current specification and condition or on the basis of a full refurbishment throughout to provide open plan accommodation on each floor.

## ACCOMODATION

The approx. net internal floor areas are:

First Floor 148 sq. m (1,589 sq. ft.)

Second Floor 145 sq. m (1,559 sq. ft.)

TOTAL 297 sq. m (3,150 sq. ft.)

NB – all areas subject to verification

Externally, the accommodation benefits from c18 car parking spaces.

## RENTAL

Rental on application.

## VAT

We are informed VAT is levied on the rent.

## TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed.

## PLANNING

The property falls under Class E use and is available for different uses (STP).

## BUSINESS RATES

The property is listed on the VOA website with a Rateable Value of £62,500 from 1<sup>st</sup> April 2023.

The UBR multiplier for 2023-24 is 51.2p in the £.

## POSSESSION

Upon completion of legal formalities and vacant possession.

## EPC RATING

To be assessed.

## DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through sole agents Bracketts:

01732 350503

### Dom Barber

[dominic.barber@bracketts.co.uk](mailto:dominic.barber@bracketts.co.uk)

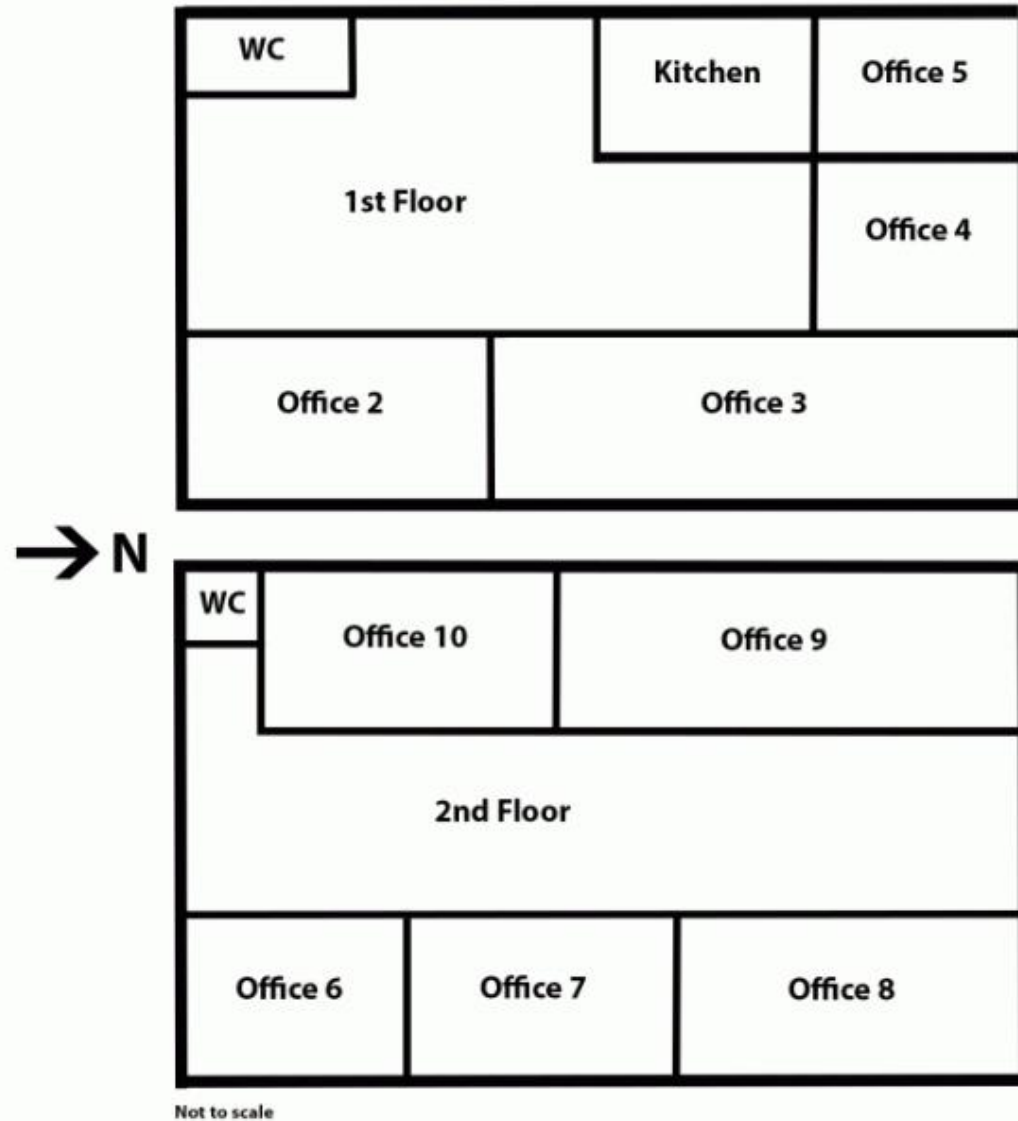
### Dominic Tomlinson

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

### Important Notice

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# Existing Floor Plans







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(STP)

Amherst House  
22 London Road  
Riverhead  
Sevenoaks, Kent TN13 2BT



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Also at 27-29 High Street,  
Tunbridge Wells, Kent  
Tel: (01892) 533733



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