



## TO LET – FLEXIBLE OFFICE SUITES

6.69 Sq. M. – 106.49 Sq. M. (72 Sq. Ft - 1,146 Sq. Ft)

THE CROWN, 10 HIGH STREET, OTFORD, SEVENOAKS, TN14 5PQ

est. 1828  
**bracketts**

## LOCATION

The property is situated on the High Street, in the centre of the village of Otford.

Otford is located approximately 3 miles north of Sevenoaks town centre.

Otford railway station is approximately 500 yards to the east, with a minimum journey time to London Charing Cross of around 40 minutes.

## DESCRIPTION

A former pub which has been converted and fully refurbished to provide office suites across the ground and first floors. The ground floor is fully occupied by Vitality Home Health.

## FLOOR AREAS

 approx. NIA.

Available as single or multiple rooms ranging from: 6.69 Sq. m – 106.49 Sq. m.

(72 Sq. ft – 1,146 Sq. ft).

## TERMS

Available on a flexible effective full repairing and insuring lease, on terms to be agreed, for a minimum period of 12 months.

## RENT

Rental on application.

Available as single or multiple rooms.

## AMENITIES/SPECIFICATION

- Refurbished offices
- Shared kitchen
- Electric heating
- Separate male and female WC's
- Car parking available (subject to an additional charge)
- Broadband connection

## SERVICE CHARGE

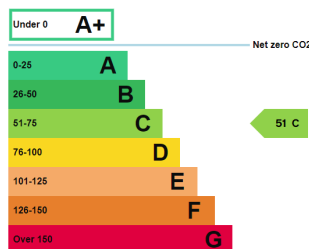
A service charge is levied for the upkeep of common parts.

## BUSINESS RATES

We are informed business rates are not applicable, but interested parties are advised to verify this direct with the local authority.

## EPC

51 C



## LEGAL COSTS

Each party to be responsible for their own legal costs.

## RENTAL DEPOSIT

The incoming tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

## POSSESSION

Upon completion of legal formalities.

## VIEWING

Strictly by appointment through sole agents Bracketts:

**01732 350503**

**Dom Barber**

dominic.barber@bracketts.co.uk

**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

*Subject to contract*

### Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

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(72 – 1,146 Sq. Ft)  
Approximately

10 HIGH STREET  
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SEVENOAKS  
TN14 5PQ

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### CONTACT US

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Tel: (01892) 533733

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