



TO LET 31.03 – 124.86 m2 (334 – 1,344 sq. ft)

OFFICE / CLASS E ACCOMODATION WITH AMPLE PARKING

Chequers Barn, Chequers Hill, Bough Beech, Sevenoaks, TN8 7PD

bracketts est. 1828

LOCATION

Chequers Barn is set in the attractive semi-rural setting of Bough Beech, approximately 4 miles east of Edenbridge, 7 miles south of Sevenoaks and west of Tonbridge. Junction 5 of the M25 can be reached some 6 miles to the north.

DESCRIPTION

Chequers Barn, developed in 2007, comprises two office suites, tastefully designed, within a two-storey building, set in a semi-rural location.

The building benefits from a passenger lift and generous parking, to the front and rear.

There are communal kitchens and WCs for use by the occupiers.

Suite 2 is a ground floor office currently providing both a private office and meeting rooms, which can remain or be opened up depending on requirements.

Suite 6A is a first-floor office suite with a vaulted ceiling and two windows, providing natural light.

FLOOR AREA

The units have an approx. gross internal floor area of:

LEVEL	SUITE NO.	SQ M	SQ FT
Ground	2	93.83	1010
First	6a	31.03	334

All areas are approximate and interested parties are advised to verify all measurements themselves.

AMENITIES / SPECIFICATION

- Suspended fluorescent lighting
- Double-glazed windows
- Blinds
- Storage area
- Carpeted
- Male & Female WCs
- Communal kitchen
- Ample parking

TERMS

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed.

RENT

Both Suites – rent on application.

SERVICE CHARGE

Suite 2: £8,080 per annum.
Suite 6A: £2,666 per annum exclusive.

VAT

VAT is levied on the rent & service charge.

BUSINESS RATES

Suite 2: To be assessed
Suite 6A: has a rateable value of £7,100 (small business rate relief may apply - interested parties to verify with Sevenoaks Business Rates Department)

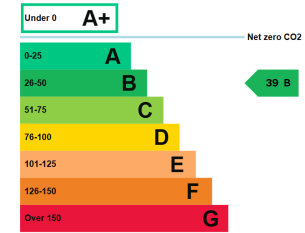
POSSESSION

On lease completion, subject to vacant possession.

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.

EPC



PLANNING

We are informed the accommodation benefits from Class E use and is suitable for a variety of uses, including leisure, health & beauty. Interested parties should verify their intended use is lawful with the LPA.

RENT DEPOSIT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through agents at Bracketts.

Telephone: **01732 350503**

Joshua O'Brien
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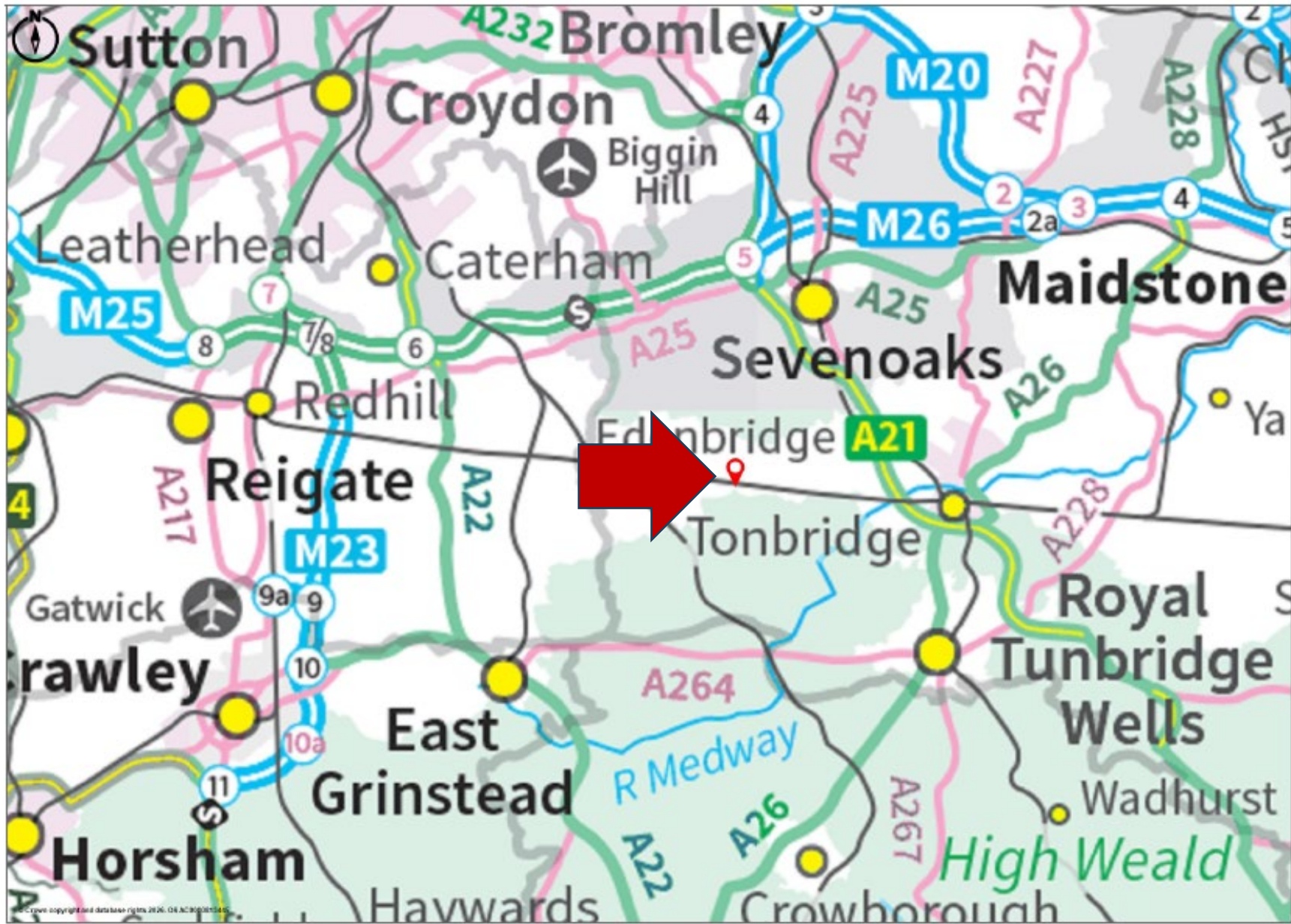
Dominic Tomlinson
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Subject to contract



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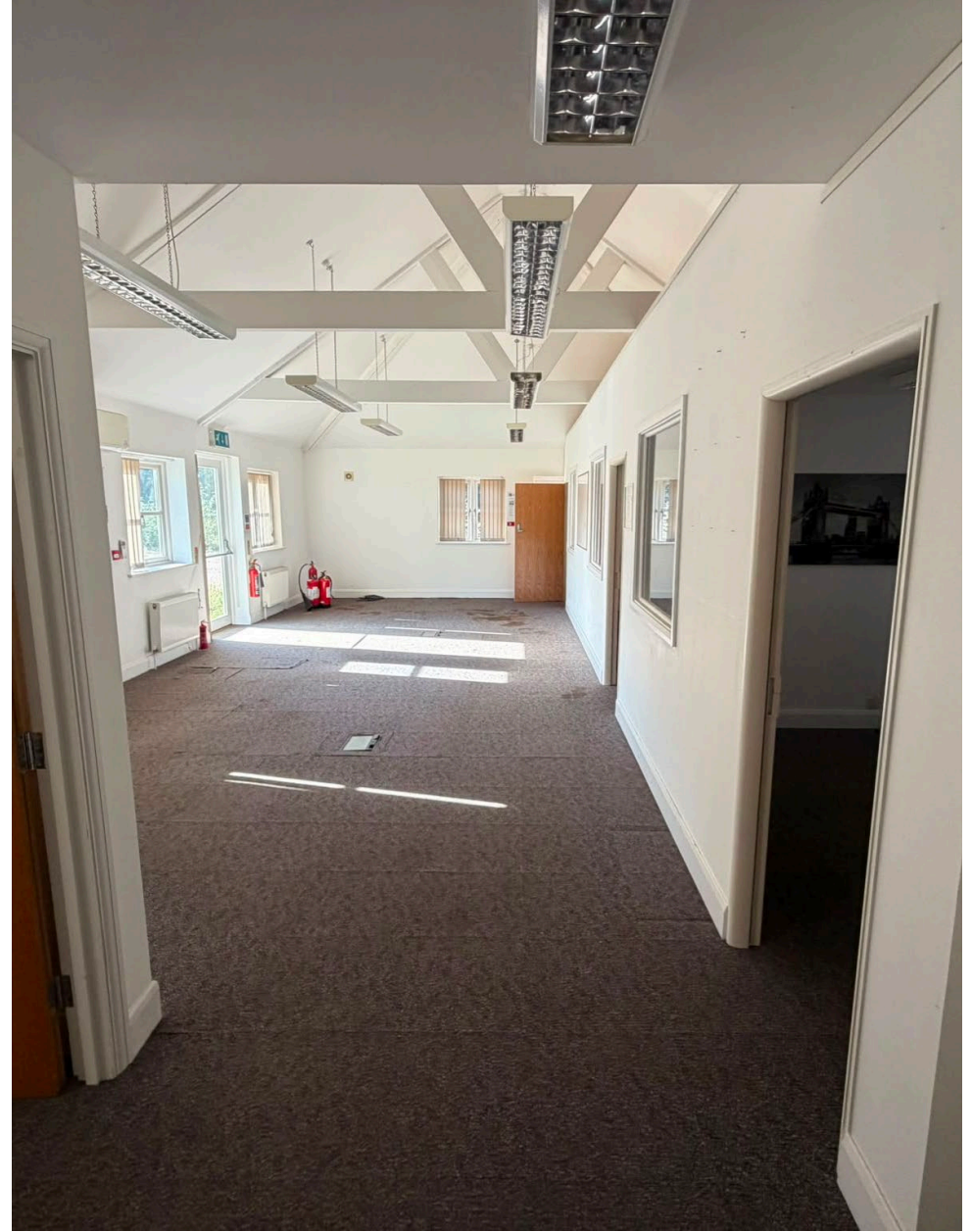


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LANDMARK INFORMATION

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 CoStar AWARDS

WINNER
TOP AGENCY



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Tonbridge

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Royal Tunbridge Wells

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