



44 London Road

Sevenoaks, TN13 1AS

**Contemporary offices in
central Sevenoaks finished
to an exceptional standard
with gated private parking**

3,217 sq ft
(298.87 sq m)

- Air conditioned
- Large private car park
- Stylish entrance & cloakrooms
- Potential building naming rights
- Impressive tenant's fit out
- Grade II Listed

44 London Road, Sevenoaks, TN13 1AS

Description

44 London Road is an exceptional office building located in the heart of Sevenoaks. Formerly home to a technology business, an opportunity exists for an occupier to secure this unique property and to potentially rename the building to align with their corporate identity.

The building is entirely self-contained with its own ground floor entrance and impressive staircase providing access to two floors of stunning office space. Originally leased as open plan areas, the previous occupier has fitted out each floor to an exceptional standard providing a combination of open plan areas and meeting rooms / private offices with full height double glazed partitioning as well as an extensive fully fitted kitchen and staff area. Subject to the agreement of terms, a new tenant may be able to inherit this valuable fit out.

Externally, the building has its own electronically controlled security gates accessing an extensive private car park as well as two additional ancillary areas which include a shower/wet room with changing area.

Location

44 London Road sits in the heart of Sevenoaks town centre adjacent to Blighs Meadow shopping centre. The property is just a short walk from Sevenoaks mainline station, which provides frequent services to London Bridge, Waterloo East, Cannon Street and Charing Cross, with advertised journey times from around 25 minutes. The town's extensive offering of shops, restaurants and other amenities are all close by, making this a highly convenient and well-connected location.

Accommodation

The building has the following approximate floor areas:

Name	sq ft	sq m
1st - Office	1,314	122.07
2nd - Office	1,481	137.59
Ground - Entrance lobby	129	11.98
Ground - Ancillary suite	293	27.22
Total	3,217	298.86

Terms

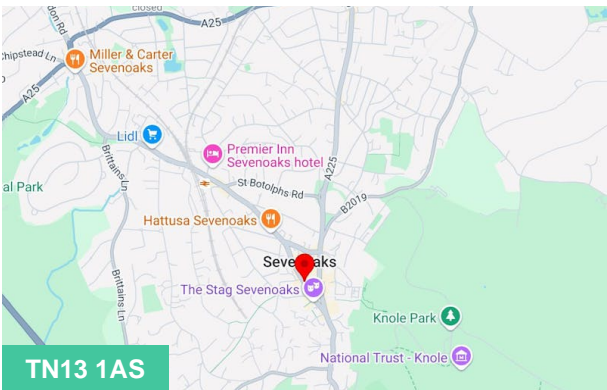
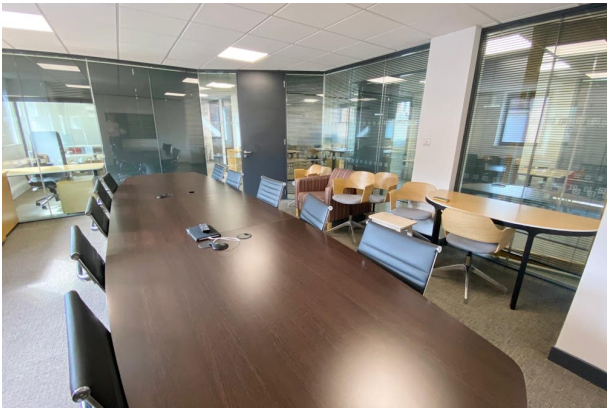
The property is available to let on the basis of a new lease directly from the landlord. Terms are subject to satisfactory financial status of the proposed tenant. Interested parties will be required to comply with AML Regulations.

Specification & Amenities

- * Air conditioned
- * LED lighting
- * High quality finishes throughout
- * Large private gated car park
- * High level tenant's fit out
- * Network cabling (not tested)
- * Generous staff/kitchen areas
- * Useful ground floor ancillary space

Legal Costs

To be agreed.



Summary

Available Size	3,217 sq ft
Rent	£125,000 per annum
Rates Payable	£30,247.50 per annum
EPC Rating	Upon enquiry

Viewing & Further Information

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Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 03/07/2025

