

DARENTH HOUSE
60 HIGH STREET, OTFORD, KENT TN14 5PH
QUALITY OFFICE BUILDING (WITH SHOWROOM POTENTIAL),
WITH ANCILLARY STORAGE AND AMPLE PARKING

TO LET 4,185 Sq Ft (388.8 Sq M)

3,060 Sq Ft (284.3 SQ M) Office Space plus 1,125 Sq Ft (104.5 Sq M) Storage



External View/Rear Car Parking for 12 cars



Ground floor offices

LOCATION:

Darenth House is situated on the north side of the High Street in the attractive village of Otford which is some three miles to the north of Sevenoaks town centre. The village has a variety of shops and a free public car park within a few minutes walk. Otford Station with services to and from London Victoria is less than half a mile away and Sevenoaks main line station (Charing Cross/Canon Street line) is approximately three miles.

Access to the motorway network is available at either Junctions 4 or 5 of the M25.

DESCRIPTION:

A purpose built 3 storey office building constructed during the mid 1970's. The design enables the ground and first floors to be separately occupied and there is extensive storage and ancillary office space on the second floor.

The ground floor benefits from mainly open plan offices plus three further offices, both male and female toilets and a kitchen. The first floor has been divided into six rooms (which can be made open plan) with both male and female toilets and a kitchen. The second floor is accessed via stairs and is divided into two rooms and ideal for archive storage.



Rear Elevation/Parking



Front Elevation, view from High Street

ACCOMMODATION: The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Area Basis, as set out down below:

| FLOOR | | Area (Sq Ft) | Area (Sq M) |
|--------------|-------------------------------------|-----------------|----------------|
| Ground | Office Space, M&F Toilets & Kitchen | 1,560 | 144.9 |
| First | Office Space, M&F Toilets & Kitchen | 1,500 | 139.3 |
| Second | Ancillary Storage and Offices | 1,125 | 104.5 |
| TOTAL | | 4,185 | 388.8 |

FEATURES:

- Full Gas fired central heating
- Male and female toilets and kitchens to each floor
- Fully carpeted
- Double glazed windows
- Refurbishment proposed
- Ground floor showroom potential – subject to planning

RATING:

Ground and Second: Rateable Value £28,000, Rates Payable of £13,188.

First Floor: Rateable Value £20,750, Rates Payable of £9,773.25.

AVAILABILITY:

To let on a new lease terms to be agreed.

RENT:

On Application.

EPC:

Rating Band: D (86)

TO VIEW:

By appointment with the joint agents:

DAVID M^cMEEKING, M^cMEEKING CHARTERED SURVEYORS - 01892 536381

Or

MIKE LEWIS, OF MICHAEL ROGERS - 01732 740000