



**ONE**

SUFFOLK  
WAY

SEVENOAKS, KENT TN13 1YL

**ONE**

**EXTENDED AND FULLY REFURBISHED OFFICE SPACE WITH PARKING**

**3,825 sq ft (176.2 sq m)**

**TO LET**

ENJOY FANTASTIC VIEWS OF KNOLE  
AND SURROUNDING PARKLAND



KNOLE PARK

SEVENOAKS  
LEISURE CENTRE

WAITROSE SUPERMARKET

TOWN CENTRE

STAG THEATRE

THE VINE  
CRICKET CLUB

BLIGHS MEADOW  
SHOPPING CENTRE

SEVENOAKS DISTRICT  
COUNCIL OFFICES

STATION (650M)

A21/M25 (2.5 MILES)





## LOCATION

1 Suffolk Way is prominently situated in the town centre and is therefore convenient for local amenities and public transport facilities providing access to the surrounding area. Sevenoaks railway station is about 5-10 minutes walk away with its fast and frequent service to London and the south coast. Junction 5 of the M25 is within very easy reach providing good access to the southern motorway network.





## DESCRIPTION

Built during the mid 1980's, 1 Suffolk Way is an imposing office building with generous on-site private parking. The building has been recently upgraded (Autumn 2019) by way of a comprehensive refurbishment of all common areas and the ground floor suite has been enlarged and refurbished up to a full Grade A standard.

## SPECIFICATION

- Suspended ceilings with LED lighting
- Air conditioning
- Fully carpeted
- Re-designed entrance hall
- Refurbished passenger lift
- Parking ratio of 1:270
- Shower room
- Cycle parking
- Network and mobile coverage, Ewawe 3 stars

## WELLBEING

- Bottle filling stations
- Lockers & changing facilities
- Fully DDA compliant
- Fitwel 2 star rating

## SUSTAINABILITY

- Male & female low flush WC's
- LED lighting with PIR sensors
- EPC rating C75





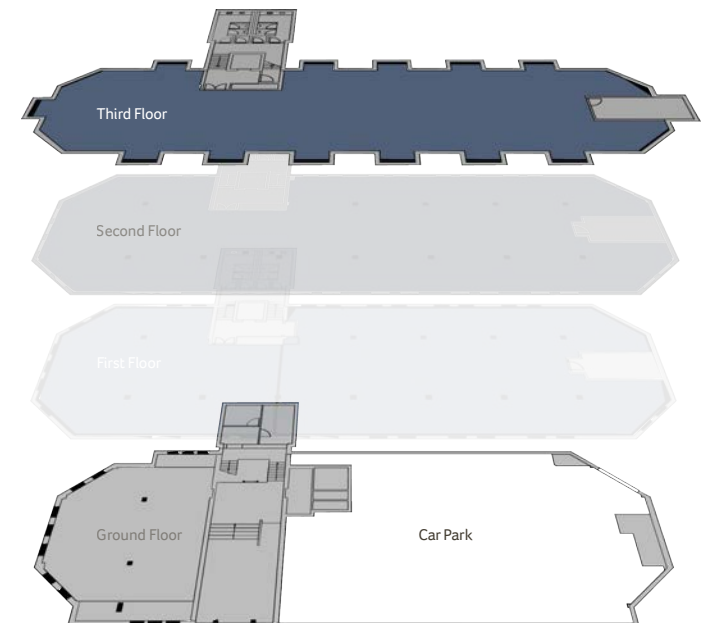
## ACCOMMODATION

Ground floor reception area with stairs and passenger (and DDA compliant) lift to upper floors.

**Third Floor**                      **3,825 sq ft**                      **355.4 sq m**

Floor areas in accordance with IPMS3 Office

## FLOOR PLAN



Plan not to scale, for indicative purposes only.



Fitwel is a high impact building certification designed to support healthier workplace environments and improve occupant health and productivity.

1 Suffolk Way is the first Fitwel certified building in Sevenoaks.

The Fitwel scheme is the world's leading certification system that optimises buildings to support health.

Choose 1 Suffolk Way to help your employees live their best lives by making it easy and convenient to make the healthy choice as part of their normal working day.

### FITWEL CERTIFICATION





## TERMS

A new FRI lease for a term of years to be agreed.

## RENT

On application.

## VAT

Chargeable at the standard rate.

## LEGAL FEES

The ingoing tenants will be expected to bear both parties legal costs incurred in this transaction.

## VIEWING

Strictly by appointment with sole agents



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