



Unit 9A Furlongs Farm

Riverside, Eynsford, DA4 0AE

**Self-contained office with
good parking
in a rural location**

530 sq ft
(49.24 sq m)

- Comfort cooling and heating
- LED Lighting throughout
- Service trunking with ample double sockets and Cat 6 cabling
- Kitchen Facilities
- Ample parking
- Secure Site
- First Floor Office

Unit 9A Furlongs Farm, Riverside, Eynsford, DA4 0AE

Summary

| | |
|-----------------------|---|
| Available Size | 530 sq ft |
| Rent | £11,000.00 per annum |
| Business Rates | Interested parties are advised to make their own enquiries with Sevenoaks District Council. |
| Service Charge | 3% of the annual rent. The service charge is payable to cover the upkeep of the common parts of the property to include communal lighting, CCTV, secure gate and communal yard/parking. |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | B |

Description

To Let - The property has recently undergone refurbishment and provides a main first floor office, storage cupboards, WCs and a kitchen.

Location

The property is situated on the outskirts of the village of Eynsford just off of the A20 which links Swanley and the M25 Junction 3. The nearest Station is Eynsford and provides mainline services into London.

The property is a short walk from the village centre which offers excellent amenities including a convenience store, four pubs and a coffee shop.

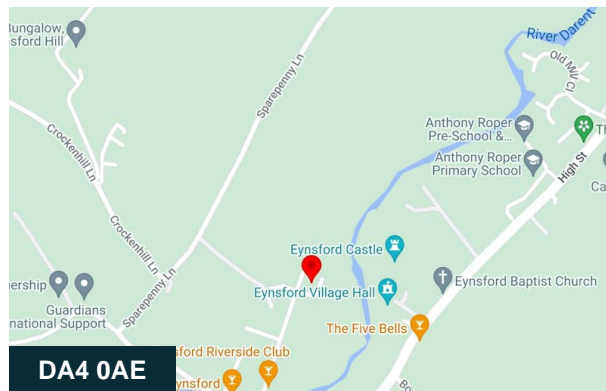
Accommodation

The accommodation comprises the following approx. NIA areas:

| Name | sq ft | sq m |
|--------------|------------|--------------|
| 1st - Floor | 530 | 49.24 |
| Total | 530 | 49.24 |

Terms

The property is available by way of a new internal repairing lease for a minimum term of 3 years and excluded from the Landlord & Tenant Act 1954.



Viewing & Further Information



Chris Birch

01322 285 588 | 07976 681 951

chris.birch@altusgroup.com