



Unit 11 Hulberry Farm

Lullingstone Lane, Eynsford, DA4 0JB

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

551.54 sq ft
(51.24 sq m)

- Comfort cooling and heating
- LED Lighting throughout
- Service trunking with ample double sockets and Cat 6 cabling
- Double Glazing
- Private entrance with electric roller shutter door
- WCs
- Parking

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Summary

Available Size	551.54 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 suite has recently undergone refurbishment and splits into two parts enabling the rear accommodation to be used as a meeting room or store area.

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 20 minute walk (1 mile) 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
Ground - Floor	551.54	51.24
Total	551.54	51.24

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



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