



Sealeys
Walker ■ Jarvis

(01474) 369368



1 The Stables, Court Lodge Horton Road

Horton Kirby, Dartford, DA4 9BN

£856 Per Calendar Month



- Open Plan Office Measuring 524 SqFt
- Grade II Listed Buildings Set Within An Idyllic Rural Location
- Onsite Parking
- Class 'E' Use

Full Description

RENT

£856 PER CALENDAR MONTH (£10,272 PER ANNUM)

LOCATION DESCRIPTION

Court Lodge provides a mixture of converted agricultural grade II listed buildings set within an idyllic rural location on the edge of the village of Horton Kirby. Sandwiched between Kent's two main motorway connections, the M20 lies around 4 miles to the south, the A2/M2 around 7 miles to the north, linking to the M25 and Dartford River Crossing.

PROPERTY DESCRIPTION

Entrance communal lobby.

Main open plan office: 48.64 SqM (524 Sq Ft) incorporating an inset kitchenette.

WC and lobby.

EXTERIOR DESCRIPTION

Parking immediately adjacent to exterior.

CURRENT CLASS OF BUSINESS USE

The current class of business use is an 'E' category use. Interested parties are to seek clarification from the location authority.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £9,700 per annum as at August 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Sevenoaks District Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

AGENTS NOTES

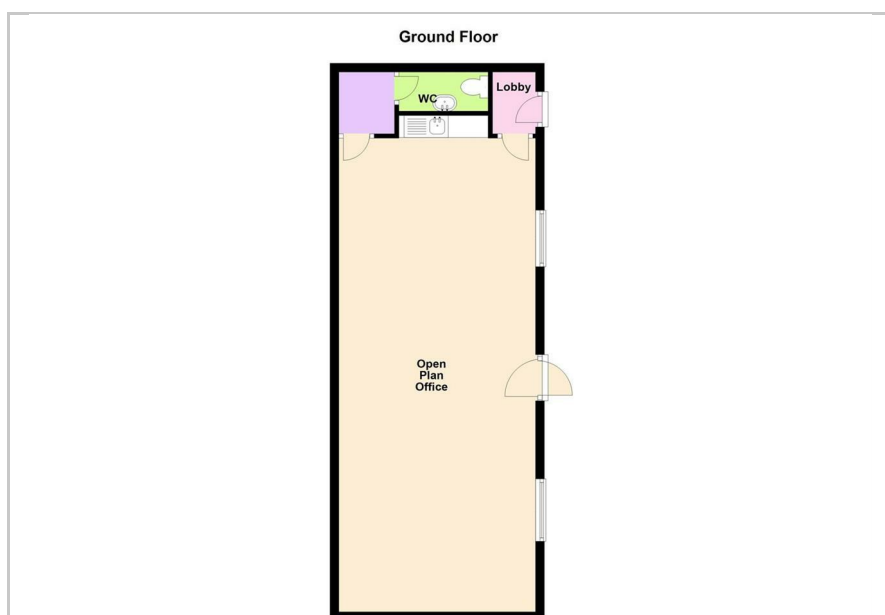
Photos represent mirrored office of similar size and condition.

Access to the office Monday - Friday only.

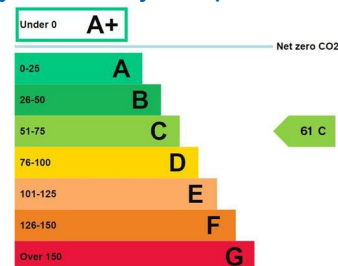
Additional tenant charges - bills charged at cost and are currently: £115 buildings insurance per quarter, £75 sewage per quarter, £50 water per quarter All other bills to be organised by the tenant.

Referencing fee of £150 to be paid by the ingoing tenant.

Floor Plan



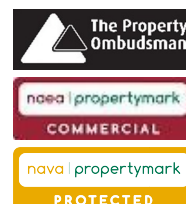
Energy Efficiency Graph



Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

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