



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**5 Old Parsonage Yard Horton Road**

Horton Kirby, Kent, DA4 9BN

**£825 Per Calendar Month**



- Office/Storage Space of 475 Sq Ft
- Storage
- Access Business Hours Monday-Friday
- Set Within An Idyllic Rural Location
- 2 Offices
- 2 Parking Spaces to Front
- Conservation area
- "E" Business Use

## DESCRIPTION

### RENT

£825 PER CALENDAR MONTH (£9,900 PER ANNUM)

### LOCATION DESCRIPTION

Old Parsonage Yard 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

Office 5 Old Parsonage Yard totalling 39.51SqM (475 Sq Ft) consists of:

Ground Floor:

Office 1: 11.26 SqM (121 Sq Ft)

Office 2: 13.93 SqM (150 Sq Ft)

Store usable space: 4.63 SqM (50 Sq Ft)

Lobby: 9.69 SqM (104 Sq Ft)

First Floor:

Store: 13.40 SqM (144 Sq Ft) measured from the lower point of the wall. Please note that head height is restricted, making this space suitable for storage only.

Two parking spaces to the front of the unit.

Communal WC

### 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 £4,050 per annum as at March 2025 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

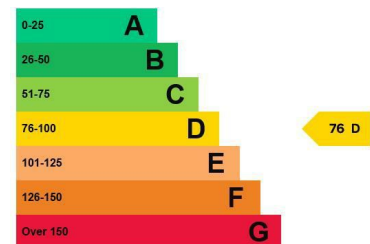
Access to the office Monday - Friday only.

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](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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