

# Jubilee House

Cold Arbor Road, Sevenoaks, Kent TN13 2BL



**SALTERS HEATH**

BUSINESS CENTRE



# Jubilee House

Jubilee House is a new, fully-accessible building created specifically to provide flexible working space for small businesses. The façade is specified to complement its original neighbours, with green oak weatherboarding, oak framed windows and a slate tiled roof. The outlook is just as impressive, with views across the landscaped courtyard.

At the heart of Jubilee House is a vaulted entrance lobby, with a statement staircase is filled with light thanks to extensive glazing. Shared facilities are set across both the ground and first floor, comprising male and female cloakrooms, a shower room, a fully-accessible WC and a lift.

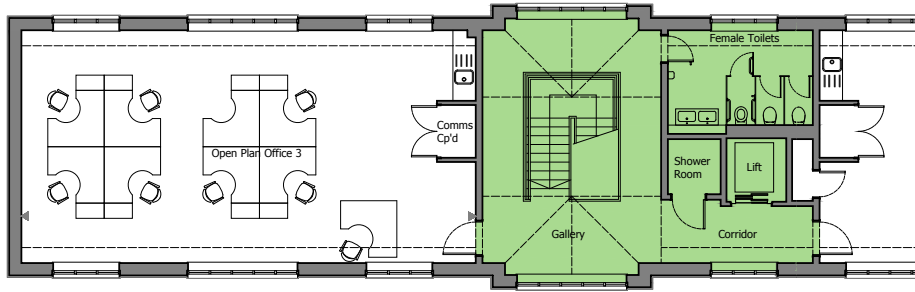
**Office 1** on Jubilee House's ground floor provides a spacious working area totalling 894 sq ft. The floorplan indicates room for nine workstations, with a double aspect outlook, views across the landscaped courtyard and provision for a kitchen area.

**Office 2** can also be found on the ground floor of Jubilee House and this office is divided into two distinct zones. The first covers an area of 565 sq ft, comfortably seating six desks and with provision for a kitchen area, windows to three sides and a glazed link to an annex. The annex office provides an additional 423 sq ft of office space capable of housing four desks, with its own provision for a kitchen area. Additionally, the annex can be accessed using its own private entrance away from the main lobby, thereby creating a potential **Office 5**.

**Office 3** is the largest space within Jubilee House, at 910 sq ft. This double-aspect, first floor space is entirely open plan for maximum collaboration, with ample room for nine workstations with its own provision for a kitchen area.

**Office 4** occupies a first floor position, spanning 608 sq ft in an open plan configuration. The layout indicates an arrangement of six workstations together with provision for a kitchen area. The triple aspect of this office makes for a very light workspace.

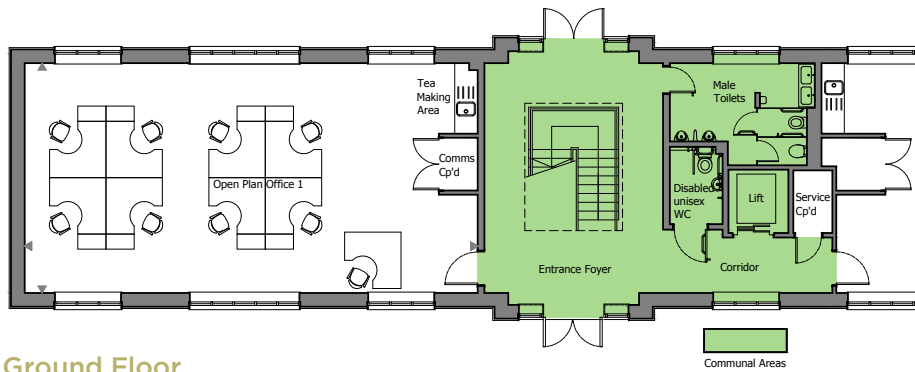
# Floor plans



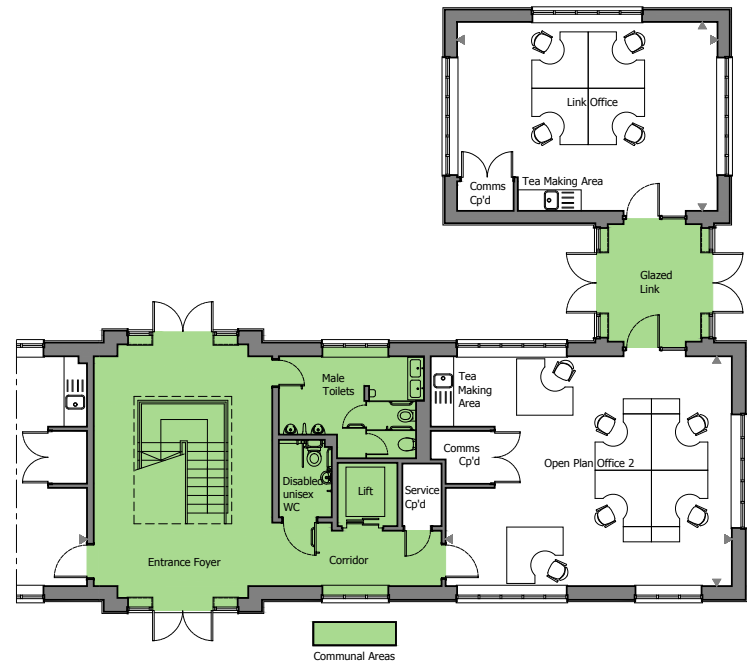
First Floor



Ground Floor



Communal Areas



Communal Areas



### Specification

- Measuring 3,526 sq ft
- Provision for kitchens/provision for a kitchen area
- Shower facilities
- Fibre broadband
- Customisable access flooring system
- Comfort cooling
- Air recovery system
- Choice of floor coverings (subject to build stage)
- Parking
- Electric car charging points
- Bike storage
- Gated development
- Landscaped central courtyard
- Alarm and audio entry system
- BREEAM 'Very Good'
- EPC A



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