

Jubilee House

Jubilee House, Cold Arbor Road,
Sevenoaks, Kent, TN13 2BL



SALTERS HEATH

BUSINESS CENTRE

High Specification Offices
Near M25 Jct 5

3,526 sq. ft (327.57 sq. m)

Location

Jubilee House is located within Salters Heath Business Centre, forming part of the wider Montreal Estate.

Salters Heath Business Centre is located on Cold Arbor Lane, 1 mile south east of junction of the A25 and A21, which in turn provides immediate access to the M25 Junction 5, providing excellent connectivity to the motorway network.

Sevenoaks town centre is 2 miles to the east by road. The High Street has an array of national and independent retailers, plus numerous coffee shops and other food and beverage options.

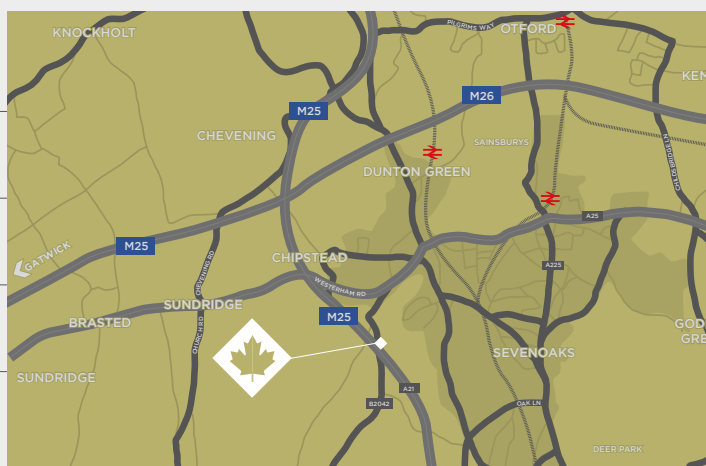
Sevenoaks station provides fast and frequent rail services including:

London Bridge:
From 21 mins

Charing Cross:
From 31 mins

Bromley South:
From 30 mins

Tunbridge Wells:
From 18 mins



Description

Jubilee House is a modern office building set within an attractive former farm, externally finished in green oak weatherboarding with oak-framed windows beneath a slate tiled roof, and enjoying an excellent view over the courtyard and wider Estate beyond.

The building is arranged over ground and first floors, with suites positioned either side of a central core. At its heart is a vaulted entrance lobby featuring a statement staircase, filled with natural light. Shared facilities are provided across both levels, including male and female cloakrooms, a shower room, a fully accessible WC and a lift.

The office is arranged as four principal suites across ground and first floors (two on each), each with a kitchenette. A further ground floor annexe to the rear provides additional space, well suited for use as a boardroom or director's office.

Schedule of accommodation

Net Internal Areas:

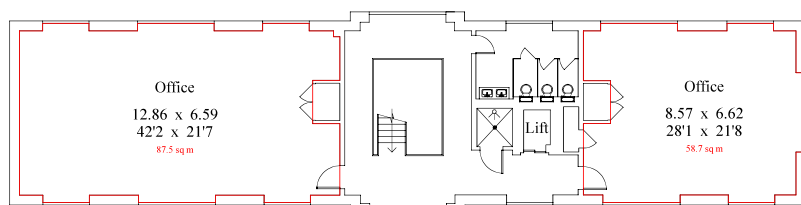
Description	Area Sq. Ft	Area M ²
Office 1	877	81.5
Office 2	550	51.1
Annexe (Office 5)	411	38.2
Linked Hall	112	10.4
Office 3	942	87.5
Office 4	632	58.7
TOTAL	3,524	327.4



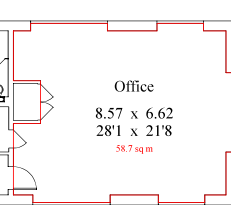
Amenities

- ◆ Five separate office suites, four benefiting from their own kitchenette
- ◆ Passenger lift
- ◆ Male & female WCs & Shower facilities
- ◆ Fibre broadband
- ◆ Customisable access flooring system
- ◆ Comfort cooling
- ◆ Air recovery system
- ◆ Parking (15 demised spaces)
- ◆ Electric car charging points
- ◆ Bike storage
- ◆ Gated development
- ◆ Alarm and audio entry system
- ◆ Security cameras
- ◆ Landscaped central courtyard
- ◆ BREEAM 'Very Good'

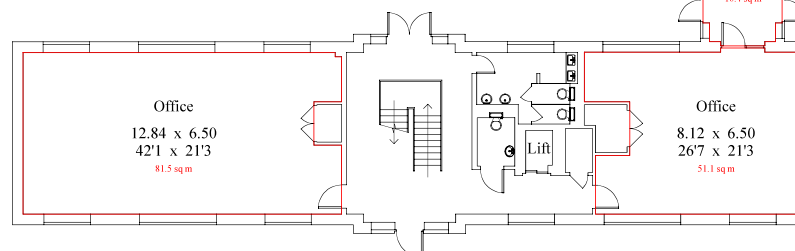
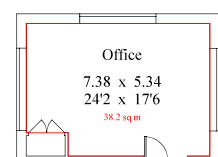
First Floor - Office 3



First Floor - Office 4



Ground Floor - Office 5



Ground Floor - Office 1

Ground Floor - Office 2

Further information

Terms:

Jubilee House is to be let on a new FRI lease direct from the landlord, on terms to be agreed.

Rent:

£90,000 per annum exclusive.

Service Charge:

There will be a service charge levied for the upkeep of the common parts of the business centre and for M&E elements within the building.

Business Rates:

The rateable value from 1st April 2026 is £91,250. Prospective occupiers should make their own enquiries with Sevenoaks District Council business rates department.

EPC:

EPC: A

Legal Fees:

Each party to be responsible for their own legal fees.

Viewings:

Strictly by appointment with the joint sole agents:

SHW, Westerham

01732 606 100

Thomas Tarn

07943 579 296

ttarn@shw.co.uk

Savills, Sevenoaks

01732 789 750

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07855 286 239

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