



Lodges Wood Oast

Goodley Stock Road, Westerham, TN16 1TW

Exceptional Office Building in Stunning Location

1,845 sq ft
(171.41 sq m)

- Detached Office Building
- Plenty of Car Parking
- Superb Country Setting
- Refurbished to high standard
- Well managed privately owned Estate
- Midway between J5 & J6 of M25

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Description

Lodges Wood Oast is a two storey converted oast building providing modern office space in delightful country surroundings.

With glorious views over adjoining paddocks, fields with woodland beyond, the building provides predominantly open plan office space together with offices within the roundel on each floor. The property was extensively refurbished and equipped by the previous occupier including the installation of an air conditioning/heating unit, break-out kitchen areas, new flooring throughout, LED lighting, video entryphone system and upgraded male and female wcs.

The previous tenant installed network cabling throughout, although this has not been tested.

Location

Westerham is a thriving market town, only five miles west of Sevenoaks and benefiting from easy access to both the M25 and M20 motorways. Sevenoaks is served by a main line railway station giving access to central London in around 30 minutes. The property is set on the much revered country estate of Squerryes Court, on the outskirts of Westerham, and yet is within easy reach of the town centre. Westerham offers a good range of shops, banks, restaurants and leisure facilities.

Accommodation

Ground floor: 804 sq ft (inc. WCs and kitchenette)

First floor: 1,041 sq ft

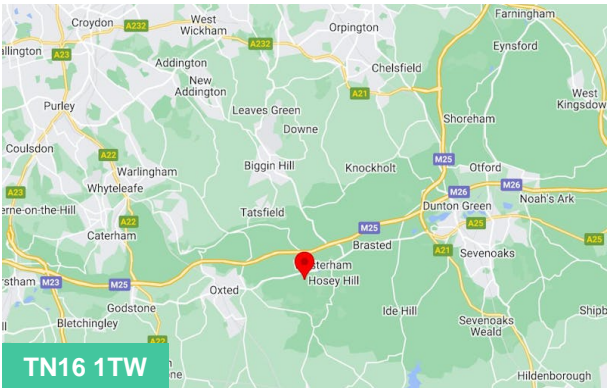
Eaves storage: 100 sq ft

Terms

The property is available on a new lease for a term to be agreed. Please contact us for further information.

Legal Costs

Each party to bear their own legal costs.



Summary

Available Size	1,845 sq ft
Rent	£38,000 per annum
Rates Payable	£15,469 per annum
Rateable Value	£31,000
Service Charge	To be confirmed
EPC Rating	B (45)

Viewing & Further Information

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Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 10/03/2025