

Serviced Office Suites, 1a Tower Industrial Estate
London Road, Wrotham, Kent, TN15 7NS



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Serviced Offices TO LET

Serviced Office Suites, 1a Tower Industrial Estate

London Road, Wrotham, Wrotham, Kent, TN15 7NS

Key Features

- Serviced office suites
- High quality fit out
- Furnished
- Car parking
- From £900 per calendar month
- Fibre Broadband

Description

Fully Refurbished Serviced Office Suites TO LET with on site car parking, flexible terms available. The property is situated with excellent connectivity to the motorway network being situated just off J2 of the M20 motorway and easy access to the M25.

Accommodation

Four fully refurbished ground floor office suites with shared kitchen/staff room facilities. Each office comes with on-site tandem parking and benefits from the following services;

Ladies, gents and disabled wcs
Air conditioned
Raised floors
Automatic LED lighting



Serviced Office Suites, 1a Tower Industrial Estate

London Road, Wrotham, Kent, TN15 7NS



CAT 6 cabling
Furnished
Intercom
Gas central heating
CCTV
Fibre broadband

Floor Area		
Office	Sq M	Sq Ft
Office 3	21.84	235
Office 4	39.48	425
Office 5	21.77	234
Office 6	22.88	246
Office 7	22.97	247
Total	128.94	1,387

Rateable Value

The rent is fully inclusive of business rates

EPC

B - 46

Rent / Terms

Area				
Office	Sq M	Sq Ft	Rent pcm	Status
Office 3	21.84	235	£900	Available
Office 4	39.48	425	£1,600	LET
Office 5	21.77	234	£900	Available
Office 6	22.88	246	£925	LET
Office 7	22.97	247	£925	Available

To take a new lease by negotiation. Short term/flexible lease available subject to a minimum 6 month period.

Rent fully inclusive of business rates, service charge, buildings insurance, broadband, services etc.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Legal Costs

Each side to bear its own legal and professional costs

Serviced Office Suites, 1a Tower Industrial Estate

London Road, Wrotham, Wrotham, Kent, TN15 7NS

Location

The property is very conveniently situated on the A20 London Road, Wrotham on J2 of the M20 Motorway, giving excellent access to the M25 and wider motorway network. Locally Wrotham Village offers good amenities. Borough Green Railway Station is 2.8 miles and Kemsing 3.7 miles offering services into London in 50 minutes.

Drive Time	Miles	Mins
Maidstone	12.7	19
Dartford Crossing	13.2	18
M26 / M25 Junction	11.0	12

For all Viewings and Enquiries contact:



Phil Hubbard

phil.hubbard@sibleypares.co.uk

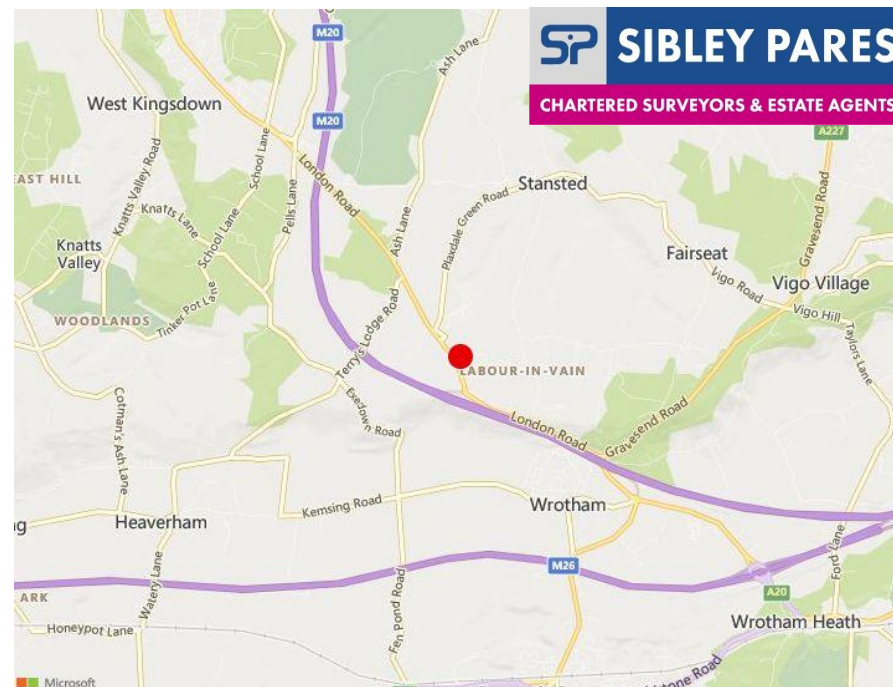


Thomas Langston

Thomas.langston@sibleypares.co.uk


SIBLEY PARES
 CHARTERED SURVEYORS & ESTATE AGENTS
01622 673086
sibleypares.co.uk

NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30