



Unit 6 Connections Business Park

Vestry Road, Sevenoaks, TN14 5DF

Preliminary Details Undergoing Refurbishment - Available Q2 2025

7,762 sq ft
(721.11 sq m)

- 1 full height loading door
- 6.4m eaves height
- 19 car parking spaces
- LED lighting throughout
- WCs on each floor
- 3-phase power

Summary

Available Size	7,762 sq ft
Rent	Rent on application
Rateable Value	£84,500 With effect from 1st April 2023. Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	A service charge will be levied for the upkeep of the common parts of the estate. Further details on request.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a modern semi-detached unit of steel portal frame construction with concrete floors and profiled metal clad elevations under a pitched roof with intermittent roof lights. There are first floor offices to the front elevation and externally the unit benefits from a loading area and plentiful allocated parking.

Location

Connections Business Park is situated in the main commercial area in Sevenoaks on the eastern side of the A225 Oxford Road, approximately 2 miles to the south of the town centre adjoining the Vestry Trading Estate. Riverside Retail Park is situated adjacent comprising a Sainsbury's supermarket and petrol filling station, Halfords, Pets at Home, Homebase and a McDonald's drive thru restaurant.

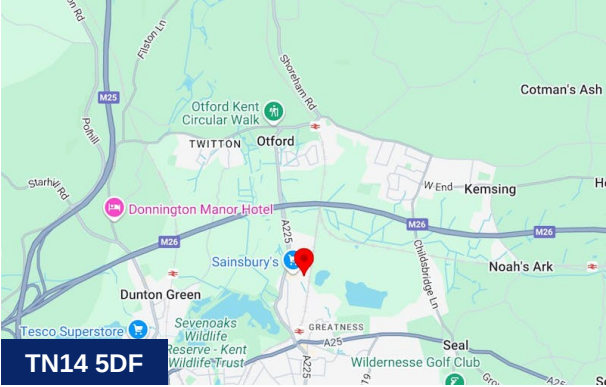
Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse & Ancillary	6,345	589.47
1st - Floor Offices	1,417	131.64
Total	7,762	721.11

Terms

The property is available by way of a new lease for a term to be agreed.



Viewing & Further Information



Tom Booker
01322 285 588 | 07584 237 141
Tom.Booker@Ryan.com



Stephen Richmond
01322 285588 | 07771 900 682
Stephen.Richmond@Ryan.com