



Unit 8 Connections Business Park

Vestry Road, Sevenoaks, TN14 5DF

Modern detached unit with secure yard

12,993 sq ft
(1,207.09 sq m)

- 2 full height loading doors
- 7.14m eaves height rising to 9.2m at the apex
- Allocated parking spaces to the front of the building
- LED lighting throughout
- WCs on each floor
- 3-phase power
- Fenced rear service yard
- Kitchenette

Summary

Available Size	12,993 sq ft
Rent	Rent on application
Rateable Value	£121,000 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	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (41)

Description

The property comprises a modern 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 ground and first floor offices to the front elevation. Externally the unit benefits from a fenced yard to the rear and plentiful allocated parking to the front some of which benefit from electric vehicle charging points.

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

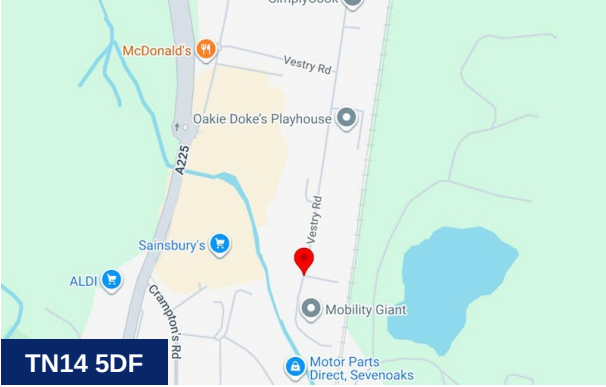
The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	9,344	868.09
Ground - Floor Office & Ancillary	1,788	166.11
1st - Floor Offices	1,861	172.89
Total	12,993	1,207.09

Terms

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

Alternatively a sublease of the existing lease until March 2027 might be considered.



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