



Block 3, Unit 4 Vestry Trading Estate

Vestry Road, Sevenoaks, TN14 5EL

Extensively Refurbished Warehouse / Industrial Unit

2,003 sq ft
(186.08 sq m)

- Fenced and gated yard
- Fully fitted air-conditioned offices
- Tea point
- Loading door
- Electrically operated roller shutter loading door
- Three phase power supply
- Male / female WC
- LED lighting throughout

Summary

Available Size	2,003 sq ft
Rent	Rent on application
Rateable Value	£22,750 Wef 1 April 2023. Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This mid-terraced unit is of brick construction under a shallow pitched roof. The production / warehouse is accessed by the roller shutter door to the rear of the unit from the secure loading yard. The offices are separately entered from the front reception with adjacent on-street parking. The ground floor office has good natural lighting, LED lighting, suspended ceiling and air-conditioned electric heating.

Location

Vestry Trading Estate, is situated approximately 2 miles to the North of Sevenoaks town centre and railway station, and is accessed from the A225 Otford Road, which links directly to the A25 at the Bat & Ball traffic lights. The Sevenoaks junction (jct 5) of the M25 to the west provides excellent access to the national motorway network.

The estate is a well established trade counter location with trade occupiers including Screwfix, Magnet, City Electrical Factors and Rexel.

Bat & Ball railway station a short distance from the estate, provides regular Thameslink Rail services to Central London.

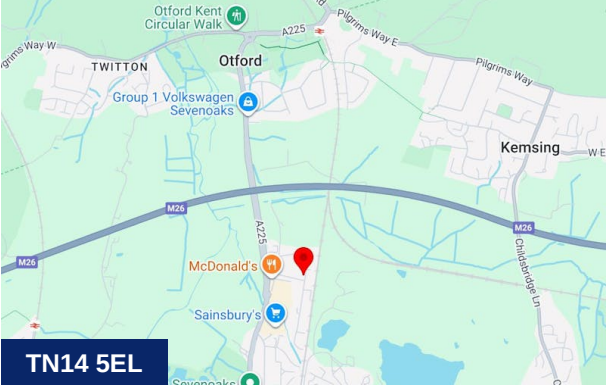
Accommodation

The accommodation comprises the following approximate (GIA) areas:

Name	sq ft	sq m
Unit - 4, Block 3 - Warehouse	1,650	153.29
Unit - 4, Block 3 - Office	353	32.79
Total	2,003	186.08

Terms

Available to let on a new lease for a term to be agreed.



Viewing & Further Information



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