



Unit 4 Vestry Trading Estate

Vestry Road, Sevenoaks, TN14 5EL

Warehouse / Industrial Unit

5,640 sq ft
(523.97 sq m)

- Electrically operated loading door
- Self-contained fenced and gated yard
- Three phase power
- Offices
- Kitchenette
- Separate WCs

Summary

Available Size	5,640 sq ft
Rent	Rent on application
Rateable Value	£47,000 Wef 1 April 2023. Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (98)

Description

The property is situated with frontage to Vestry Road. There is office accommodation to the front of the unit. The production/warehouse area is accessed by way of an electrically operated loading door from the self-contained yard. The property has the benefit of three phase power supply.

Location

The premises are situated on the Vestry Trading Estate to the north of Sevenoaks town centre, close to the A225. Sevenoaks town centre and main line railway station are within 1.5 miles of the site and Junction 5 of the M25 is approximately 3.5 miles to the west.

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

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

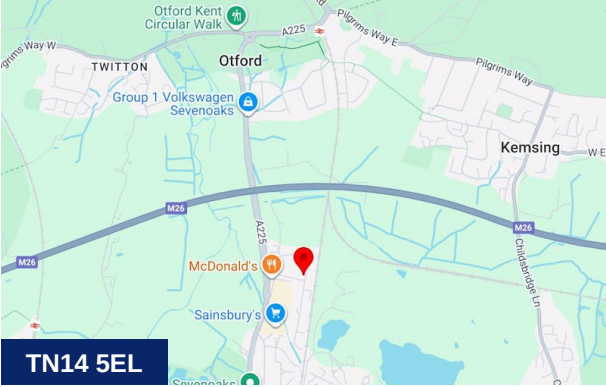
Accommodation

The accommodation comprises the following approximate (GIA) areas:

Name	sq ft	sq m
Ground - Floor Warehouse	5,199	483
Ground - Floor Office / Ancillary	441	40.97
Total	5,640	523.97

Terms

Available on a new full repairing and insuring lease on terms to be agreed.



Viewing & Further Information



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