



Unit 7 Mill Place

Platt Business Estate, Maidstone Road, Sevenoaks, TN15 8TB

**Modern warehouse with
excellent parking**

8,481 sq ft
(787.91 sq m)

- 3 bay warehouse
- 4.6m eaves
- LED lighting
- Loading door
- Office with LED lighting, carets
- Parking for 12 vehicles

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Summary

Available Size	8,481 sq ft
Rent	£64,000 per annum
Rates Payable	£29,040 per annum Interested parties should make thier own enquires with Sevenoaks District Council.
Rateable Value	£60,500
Service Charge	£7,275 per annum Service charge payable for the upkeep of the common parts of the estate.
VAT	VAT applicable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Description

The property is a 3 bay modern warehouse of steel portal frame with part brick, part profile clad elevations under a pitched insulated roof. The property benefits from concrete floor, LED lighting, loading door, 4.6m eaves rising to 6.5m, separate WC's and kitchen/teapoint. The offices benefit from carpets, recessed LED lighting and perimeter power socks with double glazed window and blinds. Within the warehouse is a mezzanine floor to the front of the unit accessed by stairway. Externally there is loading in front of the unit and 12 demised car spaces.

Location

The property is situated on the established Platt Business Estate located in St Mary's Platt access via the A25 Maidstone Road. Junction 2a of the M26 is within 1 mile providing motorway access to M25 west and M20 east. Junction 2 of the M20 is within 2 miles providing access to Central London and M25 (junction 5) anticlockwise within 15 minutes drive time. Borough Green is circa 7 miles east of Sevenoaks and circa 11 miles west of Maidstone. Borough Green railway station is within 1 mile providing regular service into London stations within 30 minutes.

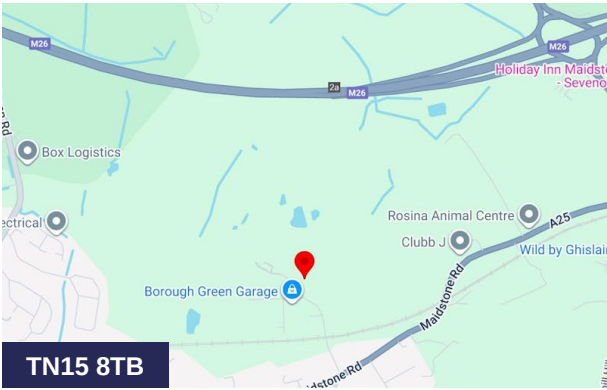
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	6,350	589.93
Ground - Office / Amenities	949	88.16
Mezzanine	1,182	109.81
Total	8,481	787.90

Terms

The property is available by way of an assignment of the existing 10 year lease from 30th November 2018 (expiring 29th November 2028). A new longer term lease may be available by way of a separate agreement. Further information upon request.



Viewing & Further Information



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