

# Recently Refurbished

Michael  
Rogers



# TO LET

**Prominent Warehouse / Industrial Unit**

**Block 5 Unit 2 Vestry Trading Estate, Sevenoaks TN14 5EL**

# Description

The Vestry Trading Estate offers various sized accommodation within an established industrial estate. 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 offices have good natural lighting and an open plan fully fitted configuration with 13 amp power distribution, 3 core dado rail trunking, LED lighting, suspended ceiling and air-conditioned electric heating.

The unit has recently been fully refurbished.

- ❖ Fully fitted offices.
- ❖ Air-conditioned office accommodation.
- ❖ Tea point.
- ❖ 14 Parking spaces
- ❖ Separate secure loading yard.
- ❖ Electrically operated roller shutter loading door
- ❖ Three phase electricity
- ❖ 3.7m Eaves height
- ❖ Male / Female WC

# 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.

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

# Accommodation

	Sq Ft	Sq M
Warehouse / Industrial	3,282	304.83
Offices	718	66.82
<b>TOTAL</b>	<b>4,000</b>	<b>371.65</b>

Approximate gross internal area.

# Rates

Rateable Value: £43,500 (2023).

# Terms

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

# Legal Costs

Each party to be responsible for their own legal costs.

# EPC

B-48.



Loading Bay



Ground Floor Offices



# Contact



For further information, or to arrange a viewing, please contact.

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