

**Subject to Refurbishment 1,961 sq.ft.**

**Michael Rogers**



**TO LET**

**Industrial / Warehouse Unit**

**Churchill Business Park, Westerham TN16 1BT**

# Description

The Churchill Business Park offers Industrial and warehouse accommodation within a well landscaped estate .This mid terraced unit is of brick construction under a shallow pitched steel trussed roof. The ground floor warehouse with a loading door is accessed from the loading yard. The offices are separately entered from the front reception. The first floor offices have good natural lighting and an open plan fully fitted configuration with 13 amp power distribution lighting, suspended ceiling and partial air-conditioned electric heating.

- ❖ Offices at first floor
- ❖ Air-conditioned office accommodation
- ❖ Kitchenette facility
- ❖ Male / Female WC
- ❖ Three phase electricity
- ❖ Gas supply
- ❖ 2.5m Clear internal height (Under Mezz)
- ❖ Loading door
- ❖ Parking spaces to the front of the unit

# Location

Churchill Business Park, is situated on Hortons Way to the north of the A25 and Westerham town centre. The Sevenoaks junction (jct 5) of the M25 to the east provides excellent access to the national motorway network. The estate is roughly equidistant between Jct 5 and 6 of the M25 Sevenoaks and Godstone .

Sevenoaks railway station is to the east, provides regular National Rail services to Central London (London Bridge & Charing Cross - 30 minutes), and the South Coast.

# Accommodation

	Sq Ft	Sq M
Ground Floor	1,273	118.2
First Floor Office	382	35.5
Mezzanine Storage	306	28.5
<b>TOTAL</b>	<b>1,961</b>	<b>182.2</b>

Approximate gross internal area.

# Rates

Rateable Value: £13,500

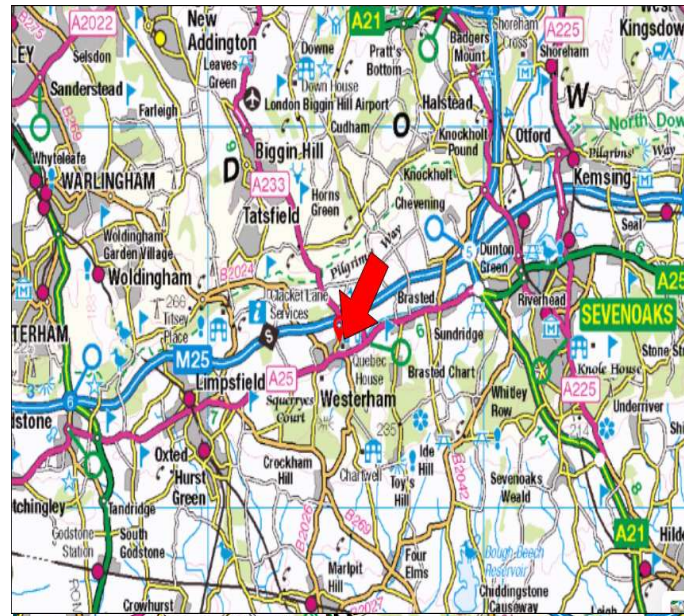
# Terms

Available **TO LET**

# Legal Costs

Each party to be responsible for their own legal costs.

# EPC



Warehouse



First Floor Offices



# Contact



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

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