

Subject to Refurbishment

Trade Counter

Unit 9,073 sq.ft

**Michael
Rogers**



TO LET

**Block 9 Unit 3 Vestry Trade Park,
Sevenoaks TN14 5EL**

Photograph Taken on Development Completion

Description

The well established Vestry Trade Park offers the opportunity to join major Trade Counter operator's **Screwfix, CEF, Brewers, Rexel, ABL and Thompson & Leigh plumbing**. The previous occupier had created a **2,300 sq. ft.** showroom with public access and a dedicated **900 sq.ft** separately accessed trade counter. Consideration will be given to retaining this facility. Alternatively the unit will be refurbished to a shell condition of **9,073 sq.ft..** This Prominent corner unit with separated loading, trade counter and public access has the benefit of exceptional allocated parking facilities with separate customer parking. The existing planning consent provides for trade and ancillary retail sales to the general public.

Alternatively the unit may be divided to provide two individual Trade Counter units with separate access and loading facilities of **3785sq.ft.**, and **5236 sq.ft.**

- ❖ 16 allocated parking spaces
- ❖ Additional customer parking
- ❖ Separate loading.
- ❖ Three phase electricity
- ❖ 6.6m Clear internal height
- ❖ Male / Female WC

Location

Vestry Trade Park, 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	5,873	545.6
Showroom & Trade Counter	3,200	297.3
TOTAL	9,073	842.9

Approximate gross internal area.

Rates

Rateable Value: £111,000 (2026).

Terms

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

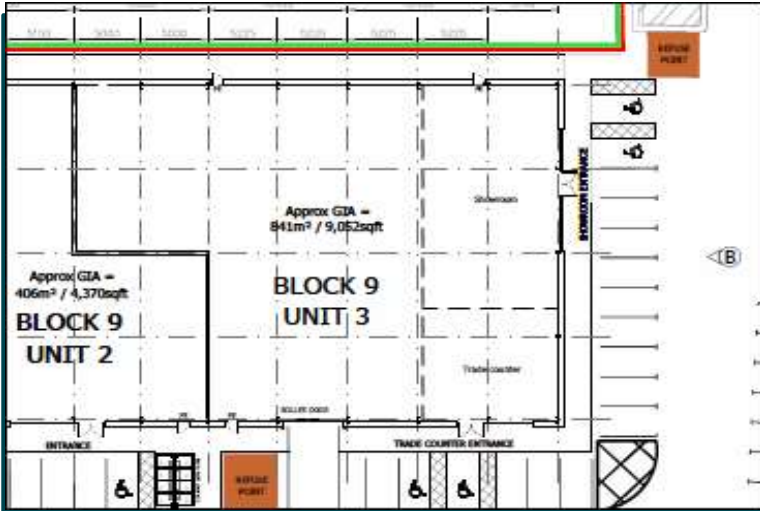
Legal Costs

Each party to be responsible for their own legal costs.

EPC



Indicative Image



Indicative Image



Contact



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

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