

UNIT 4 CLEARWAYS BUSINESS CENTRE,
LONDON ROAD, WEST KINGSDOWN,
SEVENOAKS, KENT, TN15 6ES

 **SIBLEY PARES**

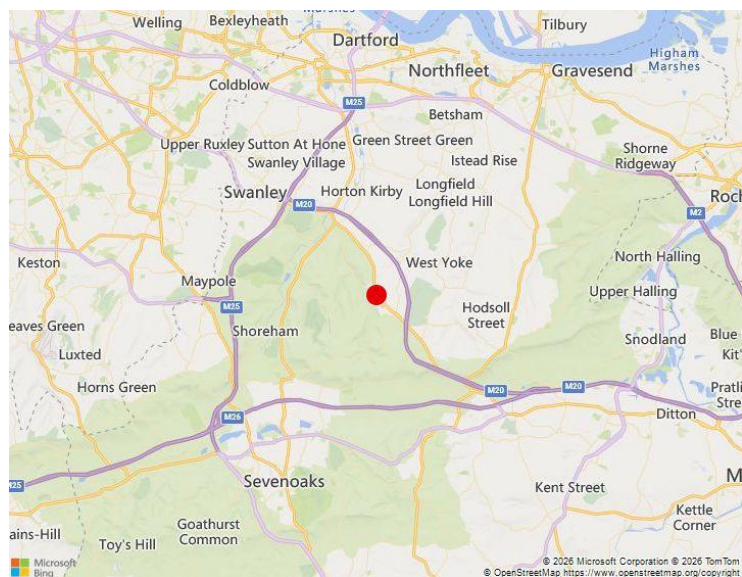
CHARTERED SURVEYORS & ESTATE AGENTS



INDUSTRIAL UNIT TO LET

- Well located industrial estate
- £21,500 per annum
- 1,324 sq ft (122.97 sq m)
- Secure, gated estate

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Location

These modern business units are located on the established and well managed Clearways Business Centre fronting the A20 and benefitting from good road communications. West Kingsdown is located 5.5 miles north-east of Sevenoaks and about 7.5 miles south-east of Orpington with Junction 2 of the M20 within 2.5 miles. West Kingsdown is located on the A20 road between Swanley and Maidstone providing immediate access onto the M25, M20 and major road/motorway network. The estate is located on the north side of West Kingsdown, close to the Brands Hatch circuit.

Description

Modern business units located on the established and well managed Clearways Business Centre fronting the A20 and benefitting from good road communications

Accommodation

Clearways Business Centre comprises 12 single storey business units set around a central courtyard with gated entrance. The units are of steel portal frame construction set under pitched sheeted roofs incorporating roof lights.

The unit benefits from a roller shutter door and 2 demised car parking spaces. The unit extends to approx:

Unit 4 1,324 sq ft (122.97 sq m) GIA

The Estate has limited operating hours. Further information available upon request.

Subject to contract

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation.

Rent

£21,500 per annum exclusive

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £16,250 rising to £19,500 from 1 April 2026.

The current multiplier is 49.9p in the £ for 2025/2026.

(Please rely on your own investigations regarding the rates payable)

Legal Costs

Each side to bear its own legal and professional costs.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Service Charge

Service charge to cover the upkeep and maintenance of the common estate

EPC

E 105

Viewing

All viewings to be arranged through the agents:



Dominic Barber

dominic.barber@sibleypares.co.uk

07860 870042



Thomas Langston

thomas.langston@sibleypares.co.uk

01622 673086



NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.