

7EVENOAKS

UNITS 7 & 8 SEVENOAKS ENTERPRISE CENTRE, BAT & BALL ROAD, SEVENOAKS, KENT TN14 5LJ

HEADQUARTER LOCATION
TWO DETACHED WAREHOUSE BUILDINGS ON A
SECURE SITE WITH LARGE YARD AND PARKING



COMBINED OR INDIVIDUALLY

TO LET

UNIT 7 - 5,597 SQ FT (520 SQ M)

UNIT 8 - 17,000 SQ FT (1,579 SQ M)

ARRANGED OVER TWO BUILDINGS ON A SECURE SITE WITH LARGE YARD

SEVENOAKS

UNITS 7 & 8 SEVENOAKS ENTERPRISE CENTRE, BAT & BALL ROAD, SEVENOAKS, KENT TN14 5LJ

HEADQUARTER LOCATION TWO DETACHED WAREHOUSE BUILDINGS ON A SECURE SITE WITH LARGE YARD AND PARKING



SEVENOAKS

SUMMARY

- Headquarters style property
- Self-contained secure site with perimeter fencing and security camera system
- Generous external yard with parking for 35 cars
- Wide entrance and turning circle for articulated lorries
- Adjacent to A25 and 3 miles (5 minutes) from Junction 5 of M25

BOTH UNITS:

- Detached self-contained warehouse buildings of portal frame construction
- Minimum eaves height 6.4 metres (21 feet)
- Phase 3 power
- High intensity lighting to warehousing
- Surface level electrically operated loading doors
- Part refurbished two storey offices with electric heating, suspended ceilings, Cat II lights, double glazing, perimeter trunking and kitchens.
- Well maintained to a modern standard throughout
- Odexion racking and forklifts available by separate negotiation

Outline for indicative purposes only.

7EVENOAKS

UNITS 7 & 8 SEVENOAKS ENTERPRISE CENTRE, BAT & BALL ROAD, SEVENOAKS, KENT TN14 5LJ

HEADQUARTER LOCATION TWO DETACHED WAREHOUSE BUILDINGS ON A SECURE SITE WITH LARGE YARD AND PARKING



LOCATION

The properties are located in an established industrial location close to the A25, 3 miles from the M25 (Junction 5), 8 miles from the M20 and 25 miles from London Gatwick Airport. Sevenoaks town centre is 1 mile to the south. Bat & Ball National Railway is opposite the property providing regular direct services to London Blackfriars and indirect services to London Victoria via Bromley South and London Cannon Street via Sevenoaks. The station has been refurbished to provide an attractive café and meeting rooms.

The Sevenoaks Enterprise Centre comprises 8 units - 1-6 comprise warehouses, trade counters (including a Halford auto centre) and a large gym. Units 7 and 8 are adjacent but separate from the main site.

DESCRIPTION

Both Units 7 and 8 comprise industrial/warehouse buildings of steel portal frame construction having 6.4 m clear internal height. Office accommodation is provided at ground and first floor levels and is well presented with Cat II lights, suspended ceilings, double glazing, electric heating, separate kitchens and three WCs including accessible cubicles at ground floor levels.

Unit 7 has a high office content which was recently refurbished.



7EVENOAKS

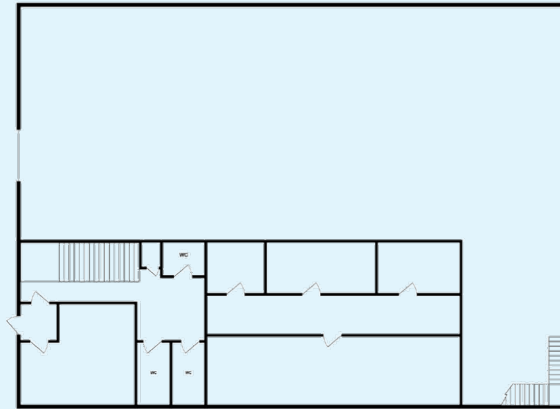
UNITS 7 & 8 SEVENOAKS ENTERPRISE CENTRE, BAT & BALL ROAD, SEVENOAKS, KENT TN14 5LJ

HEADQUARTER LOCATION TWO DETACHED WAREHOUSE BUILDINGS ON A SECURE SITE WITH LARGE YARD AND PARKING

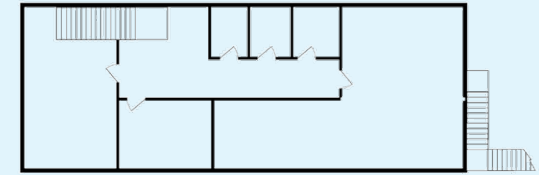


FLOORPLANS

GROUND FLOOR

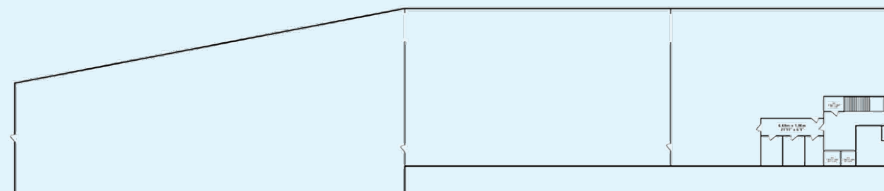


1ST FLOOR



UNIT 7

GROUND FLOOR



1ST FLOOR



UNIT 8

ACCOMMODATION

Unit	Accommodation	Sq m	Sq ft
Unit 7	Warehouse	268.2	2,887
	Office	251.8	2,710
	Total	520.0	5,597
Unit 8	Warehouse	1,467.7	15,798
	Office	111.6	1,201
	Total	1,579.3	17,000

7EVEN OAKS



For further information please contact:



JAMES REEVES MRICS
T. +44 (0)20 7881 1340
M. +44 (0)7841 007 170
james.reeves@andrewreeves.co.uk

www.andrewreeves.co.uk

Misrepresentation Act: Andrew Reeves as the Vendor's Agent have endeavoured to ascertain the accuracy of these particulars, but this is not guaranteed and therefore they do not form part of any agreement or contract. We suggest that any prospective lessee or purchaser rely upon the enquiries made by their own independent advisors to verify any statements contained herein.