

NEW BUILD UNITS

3,400 - 6,800 sq ft

(316 - 632 sq m)



EXCELLENT
ACCESS TO M25



IDEAL FOR
TRADE COUNTER



5.5M CLEAR
HEIGHT



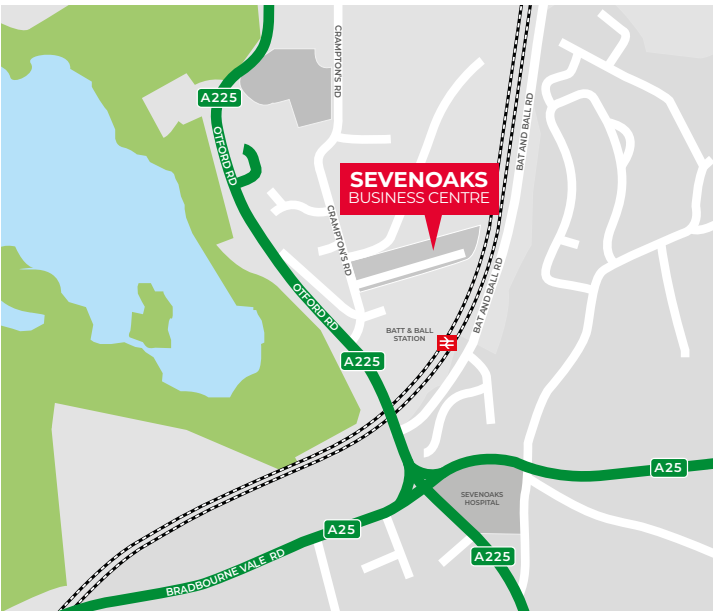
www.ipif.com/sevenoaks

TRADE / WAREHOUSE UNITS TO LET

UNITS A & B SEVENOAKS BUSINESS CENTRE

CRAMPTON'S ROAD, SEVENOAKS, TN14 5DQ

IPIF



LOCATION

The Sevenoaks Business Centre is situated off Crampton's Road within an established industrial location North of Sevenoaks town centre, close to Bat and Ball British Rail Station. Access to the southeastern motorway network is close by via Junction 5 of the M25 and the estate is approximately 8 miles from the M26 / M20 to the East at Wrotham.

DESCRIPTION

These prominent two new semi-detached units form part of the established Sevenoaks Business Centre.

Constructed to the highest modern standards with a BREEAM rating of Very Good they are suitable for a variety of commercial and trade warehouse uses.

The units are available individually or combined.

SPECIFICATION

- 5.5 m Clear Internal Height
- 5 Car Parking Spaces
- Electrically Operated Loading Door
- 3 Phase Power Supply
- 30 kN/m² Floor Loading
- Gas Supply

ACCOMMODATION

	FT ²	M ²
UNIT A	3,400	316
UNIT B	3,400	316
UNIT A & B COMBINED	6,800	632

*All areas are approximate on GEA basis

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

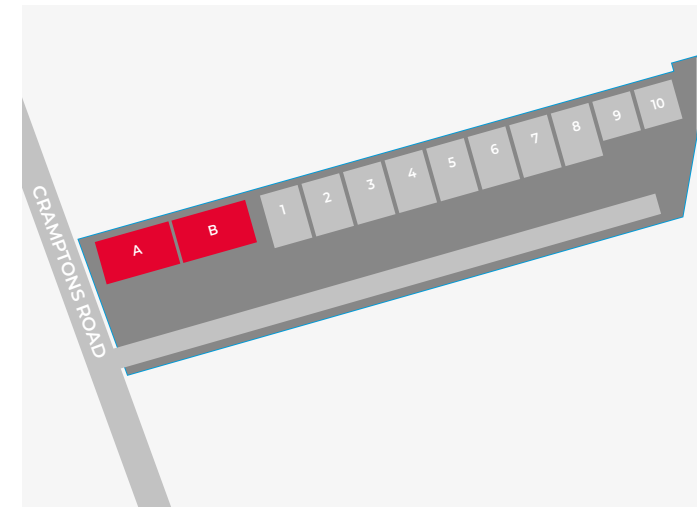
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Estimated EPCs are available on request.



On behalf of the Landlord



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