



# 7 VESTRY TRADE CENTRE, VESTRY ROAD, SEVENOAKS, KENT TN14 5EL



**RECENTLY BUILT  
END OF TERRACED WAREHOUSE/TRADE UNIT  
2,127 SQ. FT. (197.6 m<sup>2</sup>)  
PLUS FIRST FLOOR MEZZANINE  
800 SQ. FT. (74.3 M<sup>2</sup>)**

**TO LET**



**01634 668000**  
**watsonday.com**

## LOCATION

Vestry Road forms part of the main commercial area in Sevenoaks on the eastern side of the A225 Otford Road. The town centre is approximately 2 miles to the north and the Riverside Retail Park is immediately adjacent comprising a Sainsburys supermarket, petrol filling station, Halfords, Pets at Home, Homebase and Mcdonalds. Adjoining occupiers include Screwfix, Howdens, Drakes and Magnet Trade amongst others.

## DESCRIPTION

The unit comprises a recently built end terraced warehouse/trade unit. Salient features of the property are as follows:-

- Steel portal frame with profile metal cladding with rooflights set in
- Access via a sectional electrically operated goods loading door
- Eaves height approx. 7.2 metres
- LED lighting to the warehouse
- Substantial trade counter providing display area, counter and adjoining office
- Male & female WCs and kitchen area to the rear
- First floor mezzanine
- Allocated parking to the front

## ACCOMMODATION

Gross internal floor areas as follows:-

Ground Floor	2,127 sq. ft.	(197.6 m <sup>2</sup> )
First Floor Mezzanine	800 sq. ft.	(74.3 m <sup>2</sup> )

## TERMS

Available by way of a sub-lease for a term expiring on 22<sup>nd</sup> September 2021 on a full repairing and insuring basis.

## RENT

£27,651 per annum exclusive.

## NOTE

Alternatively, a new lease may be available for a term and rent to be agreed by negotiation with the landlord, subject to covenant.

## LOCATION PLAN



## SERVICE CHARGE

There is a service charge payable for the upkeep to the estate road and common parts.

## BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Warehouse & Premises Rateable Value £15,750

## LEGAL COSTS

Each party to bear their own costs.

## EPC

The property has been rated Band D (98) and expires on 02.02.2027. An Energy Performance Certificate is available to view on request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

kevindempster@watsonday.com

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

#### IMPORTANT NOTICE:

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- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
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