

# 7EVENOAKS

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

HEADQUARTER LOCATION MODERN DETACHED  
WAREHOUSE BUILDING WITH HIGH OFFICE CONTENT  
ON A SECURE SITE WITH YARD AND PARKING



TO LET

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

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## OVERVIEW

- Headquarters style property with high office content
- Self-contained secure site with perimeter fencing and security camera system
- Generous yard with parking for 14 cars
- Wide entrance and turning circle for articulated lorries
- Adjacent to A25 and 3 miles from Junction 5 of M25

## SPECIFICATIONS

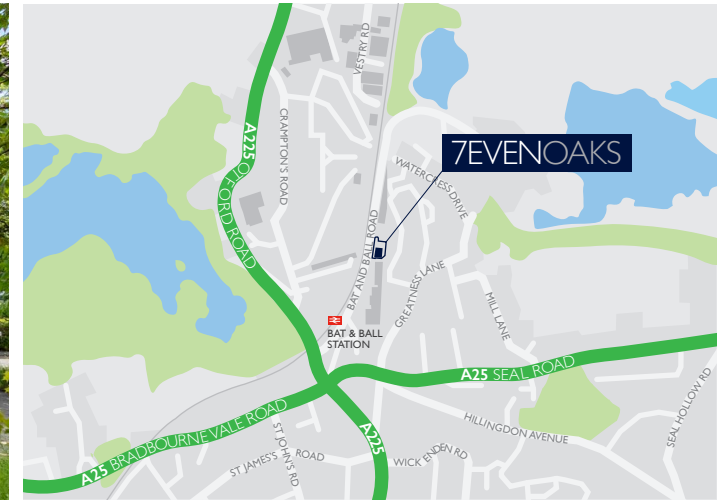
- Detached self-contained warehouse building of portal frame construction
- Minimum eaves height 6.4 metres (21 feet)
- Three phase power
- High intensity lighting to warehousing
- Surface level electrically operated loading doors
- Modern offices with electric heating, suspended ceilings, Cat II lights, double glazing, perimeter trunking and kitchen
- Well maintained to a modern standard throughout
- Six EV charging stations in the car park
- Odexion racking and forklift available

Outline for indicative purposes only.

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## LOCATION

The property is located in an established industrial area 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 station 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 public meeting rooms.

Sevenoaks Enterprise Centre comprises 8 units in total. Units 1-8 comprise warehouses, trade counters (including a Howdens, Toolstation and an Halford auto centre) and a large gym.



## DESCRIPTION

The property comprises a warehouse of portal-frame construction with a 6.4 metre minimum eaves 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 kitchen and three WCs including accessible cubicles at ground floor level.



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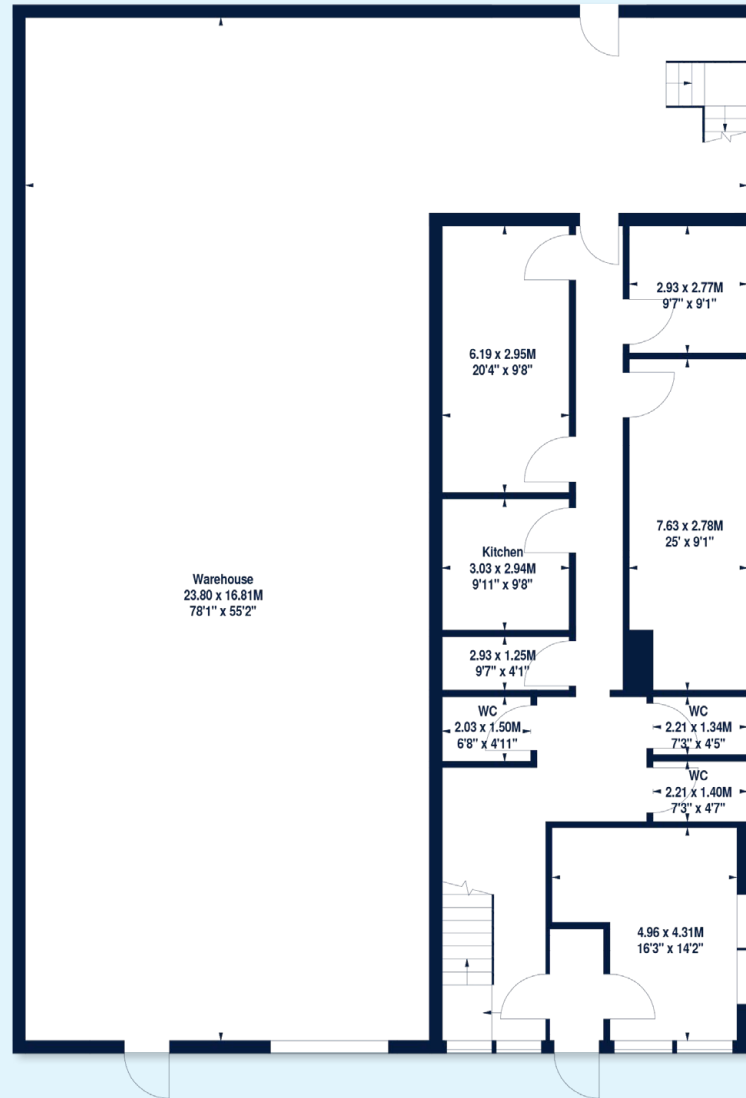
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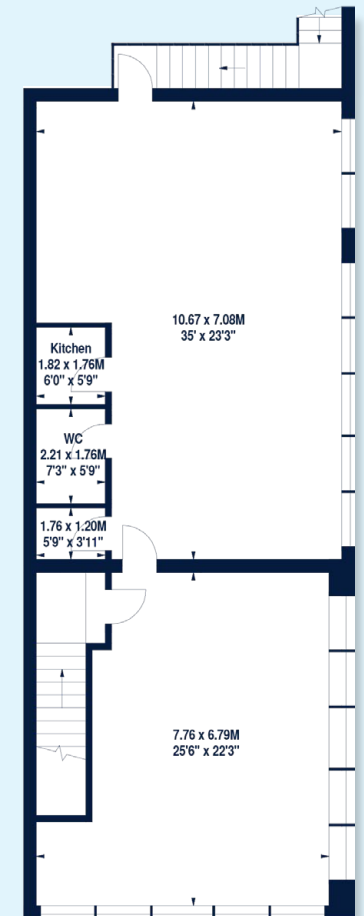


## FLOORPLANS

GROUND FLOOR



1ST FLOOR



## ACCOMMODATION

Unit	Accommodation	Sq m	Sq ft
Unit 7	Warehouse	268.2	2,887
	Office	251.8	2,710
<b>Total</b>		<b>520.0</b>	<b>5,597</b>

For illustrative purposes only. Not to scale.

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## BUSINESS RATES

The Rateable Value is £65,000. This is not the amount payable and interested parties should make their own further enquiries.

## EPC

The EPC is E rated and is available upon requests.

## NEW LEASE

The property is available on a new effective FRI lease at an asking rent of £95,000 pa plus VAT.

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.

For further information please contact:



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