

PROMINENT END UNIT



Unit 3 Westerham Trade Centre

The Flyers Way, Westerham, TN16 1DE

Prominent Business / Warehouse / Trade Counter Unit

1,263 sq ft
(117.34 sq m)

- CCTV / Alarm
- Air conditioning / Central Heating
- Mains water / drainage / electricity
- Roller shutter door
- Lighting
- Kitchen

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Summary

Available Size	1,263 sq ft
Rent	£20,850 per annum . Rent payable quarterly in advance and exclusive of any other outgoings.
Rates Payable	£8,233.50 per annum The tenant is responsible for paying business rates. The property is in transition, rates payable for April 24 till March 25 is £1,200. Further information upon request.
Rateable Value	£16,500
Service Charge	There is a service charge for the upkeep of the common parts of the estate. Further details available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (124)

Description

An end of terraced unit of steel frame with part brick, part glazed elevations and loading door to the rear. The warehouse benefits from 14ft eaves, lighting, kitchen area, separate WC's. There are first floor offices comprising of suspended ceilings, lighting, heating and window blinds.

There is 1 parking space to the front as well as additional communal estate parking to the rear.

Location

The unit is situated within the established industrial area of Westerham and is walking distance of the town's shops and other commercial facilities.

Westerham is located circa 19 miles South of Central London and 5 miles to the west of Sevenoaks, providing main line rail services to London Bridge and Charing Cross. It provides good access to the M25 at Junctions 5 or 6 which are within 5 miles.

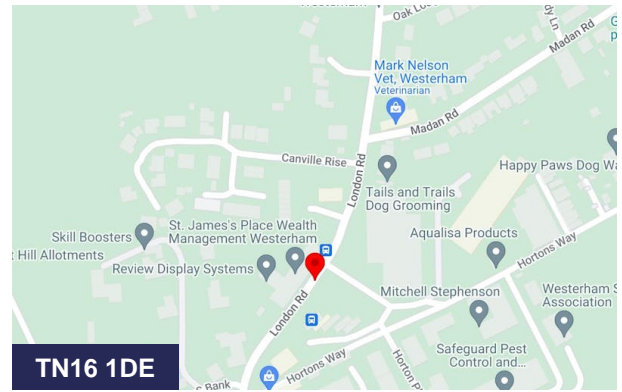
Accommodation

The property comprises of the following area:

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	697	64.75
1st	Office	293	27.22
1st	Mezzanine Office	273	25.36
Total		1,263	117.33

Terms

Available to let on new full repairing and insuring lease for a minimum term of 3 years.



Viewing & Further Information



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