

**TO LET**



**Unit D, Lockyers Yard  
Rye Lane, Dunton Green  
Near Sevenoaks TN14 5HD**

**Ibbett Mosely**

## **A FLEXIBLE INDUSTRIAL/BUSINESS UNIT IN A LONG ESTABLISHED COMMERCIAL ESTATE IN DUNTON GREEN CLOSE TO SEVENOAKS AND ALL AMENITIES**

### **AVAILABLE TO LET**

#### **Location**

The property is on Rye Lane with the station only a quarter of a mile and Tesco Superstore about half a mile. Sevenoaks is about two miles. Dunton Green is very convenient for the main motorway network (M25/M20 and A21).

#### **Description and Features**

The unit is mainly situated on the ground floor. It has previously been used for many years for motor repairs but is considered suitable for various other purposes. Access is achieved principally through two roller shutter doors to the front with additional tall double doors and personnel door to side. The accommodation is as follows:-

#### **Measured Areas**

The space has been measured in accordance with the RICS Code of Measuring Practice.

Main Workshop Area: 1,087 Sq Ft which has recently been partially divided

Additional Storage Accommodation with Shelving: 184 Sq Ft

Staff Room or Meeting Area: 99 Sq Ft

**Total Approximately: 1,370 Sq Ft**

#### **First Floor**

Approached by a metal staircase and having a small area of ancillary storage with restricted head height.

The unit has a Davair Heater, 3 Phase electric supply.

#### **Planning**

Any use within Class E or B8 within the Town and Country Planning (Use Classes) Order 1987.

#### **Rating**

According to the Rating List from April 2023 to present it has a rateable value of £9,600.

#### **Rent**

Offers are invited in the region of £14,000 per annum plus VAT. Immediate availability.

## EPC

Band C

## Service Charge

To be advised

## Term

Negotiable, preferably a minimum length of term of five years.

## Deposit

The landlords will expect a rental deposit, amount payable will be subject to status.

## Legal costs

Each party to bear their own legal costs.

## AML Regulations

In accordance with Government Regulations. All prospective tenants will be required to provide proof of identity and consent to a reference check.

## Viewings

Strictly by appointment with Ibbett Mosely, contact:

### David Kessler-Smith

01732 452246

davidkessler-smith@ibbettmosely.co.uk

### Dr Robert Wickham

07949 730597



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### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Ibbett Mosely; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. Any floor areas given are Gross Internal unless otherwise stated, are only approximate, and should not be used as a basis of assessing value. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.



**Sevenoaks Office**  
125 High Street, Sevenoaks  
01732 452246  
sevenoaks@ibbettmosely.co.uk  
www.ibbettmosely.co.uk

**Westminster Office**  
020 7222 4402  
www.ibbettmosely.co.uk



**Ibbett Mosely**