

OTFORD, SEVENOAKS, KENT



FORMER BUILDERS MERCHANTS - TO LET

ACCOMMODATION OF 22,574 SQ.FT. (INCLUDING MEZZANINE)

SITE AREA 1.06 ACRES (0.43 HECTARES)

LEASEHOLD **TO LET**



SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

FORMER OTFORD BUILDERS MERCHANT, 60 HIGH STREET, OTFORD, TN14 5PH

LEASEHOLD **TO LET**

LOCATION

Otford is located approximately 3 miles north of Sevenoaks. Junction 5 of the M25/A21 is approximately 4 miles to the west.

SITUATION

The property is situated towards the western end of the High Street and adjacent to Otford Methodist Church. The Vestry Estate and Riverside Retail Park are approx. 1.3 miles to the south.

DESCRIPTION

Comprises a twin-bay concrete frame warehouse unit, with three-storey office/showroom and customer parking to the front. There is open-bay storage to the side of the building and a large, concrete yard to the rear.

PLANNING

The property has been used as a builders merchants for many years and therefore benefits from a sui generis use. Interested parties should satisfy themselves that the use is suitable for their intended purpose.

ACCOMMODATION

Approx net internal floor area:	Sq. Ft	Sq. M
Ground floor office & warehouse	11,390	1,058
First floor offices	1,186	110.15
Second floor offices	938	87.12
Mezzanine areas	9,061	841.77
Total	22,574	2,097.17

Eaves height 20'0" (6.1m)

Site area 1.06 acres (0.43 hectares).

ENERGY PERFORMANCE CERTIFICATE (EPC)

Requires a new EPC.

LEGAL COSTS

Each party to pay their own costs.

RATING

Estimated rates payable £46,080 (UBR 2026/27 48p/£ RV £96,000)

VAT

The property has not been elected for VAT purposes.

TERMS

New effective and fully repairing and insuring lease available for terms to be agreed.

RENT

£150,000 per annum exclusive.

FEATURES

- 13,513 sq ft + 9,061 sq ft Mezzanine
- Site Area 1.06 Acres
- Eaves Height 20'0" (6.1 m)
- Showroom + Warehousing
- Dedicated Customer Parking

VIEWING

By prior appointment with the agents:

Neil Salisbury

neil@salisburyand.co

Annie Salisbury

annie@salisburyand.co

ANTI MONEY LAUNDERING

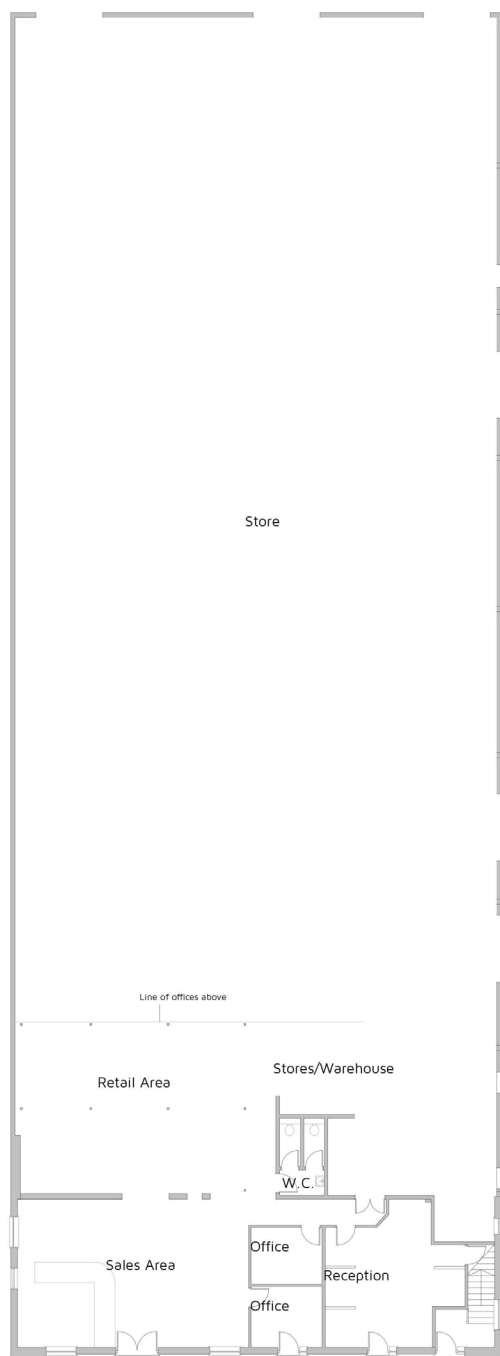
The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenant(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

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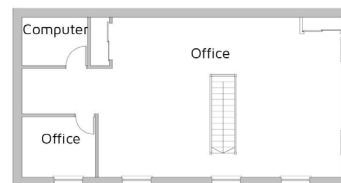
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LIME TREE WORK SHOP, 11 LIME TREE WALK,
SEVENOAKS, KENT, TN13 1YH





Ground Floor Plan
1:200 @ A3



Second Floor Plan
1:200 @ A3



First Floor Plan
1:200 @ A3



Metres (1:200)

GIA (circa.): 1485 sqm

Rev: Reason:

Date:

Client:
OTFORD BUILDERS MERCHANTS

Project:
OTFORD BUILDERS YARD, OTFORD,
SEVENOAKS, TN14 5PH

Title:
EXISTING FLOOR PLANS

Drawing: DHA/16648/04 Rev: 1:200 Scale: JUL 2023 Date:



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CAD Reference: DHA_16648_OBY_MC08

A3

