



PLATT INDUSTRIAL ESTATE, BOROUGH GREEN, SEVENOAKS, KENT TN15 8JA



**NEW INDUSTRIAL/WAREHOUSE UNITS
FROM 4,463 SQ. FT. – 22,315 SQ. FT.
(415 – 2,073 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

Platt Industrial Estate is an established industrial/warehouse location approximately 1 mile to the east of Borough Green. The M20, J3 and M26, J1 are approximately 1.5 miles to the north east. The M25, J5 is 8 miles to the west and Central London 25 miles to the north west. Borough Green train station is 1 mile to the west and provides services to London Victoria in a journey time of approximately 45 minutes.

DESCRIPTION

The units comprise new build industrial premises of portal framed construction under a pitched roof clad in profile steel. Salient features of the property are as follows:-

- Approx. 6 metres to haunch
- Reinforced concrete floors, minimum 20 KN per m²
- 3 phase power supply
- Approx. 12% coverage in GRP translucent roof lights
- Fitted kitchenette to ground floor
- Fitted first floor offices
- Central heating to offices
- Perimeter trunking in offices
- Electrically operated sectional loading door
- Two WCs (including one DDA compliant)
- 9 allocated parking spaces and loading area for each Unit

ACCOMMODATION

See schedule below.

TERMS

New full repairing and insuring lease for a minimum term of 10 years with a rent review at the end of the 5th year.

RENT

See schedule below.

SERVICE CHARGE

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

LOCATION PLAN



BUSINESS RATES

To be assessed.

Interested parties are advised to contact Tonbridge & Malling Council in regard to exact rates payable on 01732 844522.

LEGAL COSTS

Each party to bear their own costs.

EPC

To be assessed.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

richardturnill@watsonday.com

WHITE OVER & COMPANY

Ralph Bernascone

01273 494977

salesandlettings@whiteover.co.uk

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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AVAILABILITY SCHEDULE

Unit No	Size/Area		Quoting Rent per sq. ft.	Status
	Sq. Ft.	M ²		
Unit A (self-contained)				LET
Unit B (self-contained)				LET
Unit C3 (terraced)	4,463	415	£9.00	AVAILABLE
Unit C4 (terraced)	4,463	415	£9.00	AVAILABLE
Unit C5 (terraced)	4,463	415	£9.00	AVAILABLE
Unit C6 (terraced)	4,463	415	£9.00	AVAILABLE
Unit C7 (terraced)	4,463	415	£9.00	AVAILABLE

- This sheet accompanies the particulars for the above property and interested parties should refer to both documents for full information.
- **Lease/Rent** – this assumes a 10 year full repairing and insuring lease to a tenant of acceptable financial status.
- **VAT** – all rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.
- **Service Charge** – this may be payable for the maintenance of the common parts of the Estate. Full details are available upon request.
- **Rates** – interested parties must confirm the Rateable Value with the relevant local authority.
- **For Further Information** or to arrange an inspection please contact Richard Turnill on 01634 668000 or email richardturnill@watsonday.com or the joint agents White Over & Co. Limited.

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SITE LAYOUT PLAN



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