



7 VESTRY TRADE CENTRE, VESTRY ROAD, SEVENOAKS, KENT TN14 5EL



**RECENTLY BUILT
END OF TERRACED WAREHOUSE/TRADE UNIT
2,127 SQ. FT. (197.6 m²)
PLUS FIRST FLOOR MEZZANINE
800 SQ. FT. (74.3 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

Vestry Road forms part of the main commercial area in Sevenoaks on the eastern side of the A225 Otford Road. The town centre is approximately 2 miles to the north and the Riverside Retail Park is immediately adjacent comprising a Sainsburys supermarket, petrol filling station, Halfords, Pets at Home, Homebase and Mcdonalds. Adjoining occupiers include Screwfix, Howdens, Drakes and Magnet Trade amongst others.

DESCRIPTION

The unit comprises a recently built end terraced warehouse/trade unit. Salient features of the property are as follows:-

- Steel portal frame with profile metal cladding with rooflights set in
- Access via a sectional electrically operated goods loading door
- Eaves height approx. 7.2 metres
- LED lighting to the warehouse
- Substantial trade counter providing display area, counter and adjoining office
- Male & female WCs and kitchen area to the rear
- First floor mezzanine
- Allocated parking to the front

ACCOMMODATION

Gross internal floor areas as follows:-

Ground Floor	2,127 sq. ft.	(197.6 m ²)
First Floor Mezzanine	800 sq. ft.	(74.3 m ²)

TERMS

Available by way of a sub-lease for a term expiring on 23rd March 2022 on a full repairing and insuring basis.

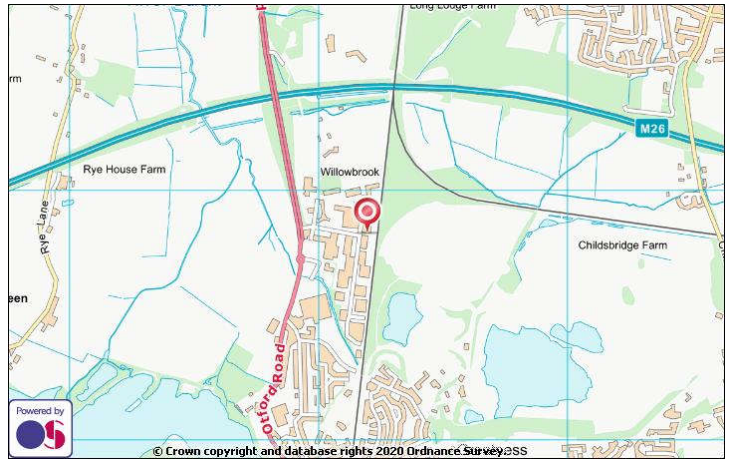
RENT

On application.

NOTE

Alternatively, a new lease may be available for a term and rent to be agreed by negotiation with the landlord, subject to covenant.

LOCATION PLAN



SERVICE CHARGE

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

BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Warehouse & Premises Rateable Value £15,750

LEGAL COSTS

Each party to bear their own costs.

EPC

The property has been rated Band D (98) and expires on 02.02.2027. An Energy Performance Certificate is available to view on request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

01634 668000

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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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