



PHASE 4 SITE, PLATT INDUSTRIAL ESTATE, BOROUGH GREEN, SEVENOAKS, KENT TN15 8JA



**FREEHOLD SITE OF APPROXIMATELY
0.85 ACRES/0.34 HECTARES**

**PLANNING CONSENT FOR
INDUSTRIAL/WAREHOUSE UNITS**

FOR SALE



Recently built unit on Platt Industrial Estate



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 site is currently undeveloped. It is of a regular shape and located close to the entrance of Platt Industrial Estate. An opportunity exists to purchase the site on a freehold basis and undertake a self build project. Salient features of the property are as follows:-

- Freehold site
- Established industrial estate
- Planning consent for a terrace of 3 units (Ref. TM/19/01746/FL)
- Mains gas, water, electricity and drainage
- Available with vacant possession
- Immediate access to A25
- Approximately 1 mile to the south west of Junction 3 M20/Junction 2 M26
- Borough Green and Wrotham main line train station is less than 1 mile.

ACCOMMODATION

The proposed development (Ref. TM/19/01746/FL) provides for a terrace of 3 warehouse/industrial units of approximately 5,789 sq. ft. each.

Each unit has a generous forecourt/yard area with allocated parking.

PLANNING CONSENT

Planning consent has been granted for a terrace of three units (Ref. TM/19/01746/FL). Please note, there is an hours of use restriction on the site. The premises can only be used:-

07.00 – 19.00 Monday to Friday

07.00 – 13.00 Saturday

No working on a Sunday or Public Holidays.

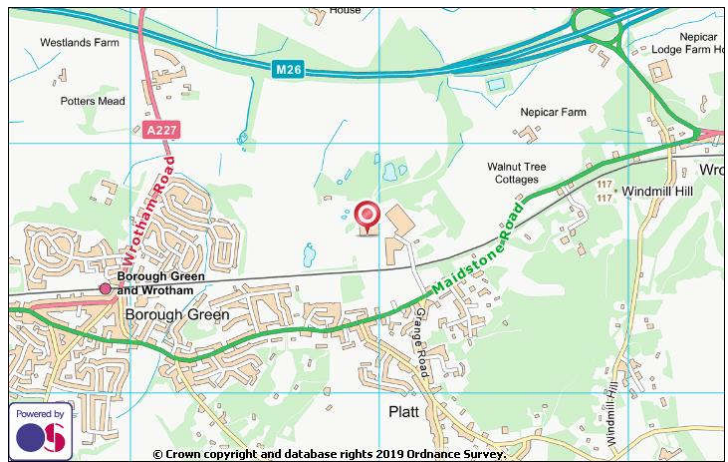
TERMS

The property is available to purchase as a freehold site with vacant possession.

PRICE

£595,000.

LOCATION PLAN



SERVICE CHARGE

A service charge will be payable for the upkeep of the estate road and common parts.

BUSINESS RATES

To be assessed.

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

VAT

We understand that the site is elected for VAT, therefore VAT will be payable in addition to the purchase price.

LEGAL COSTS

Each party to bear their own costs.

EPC

None.

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:

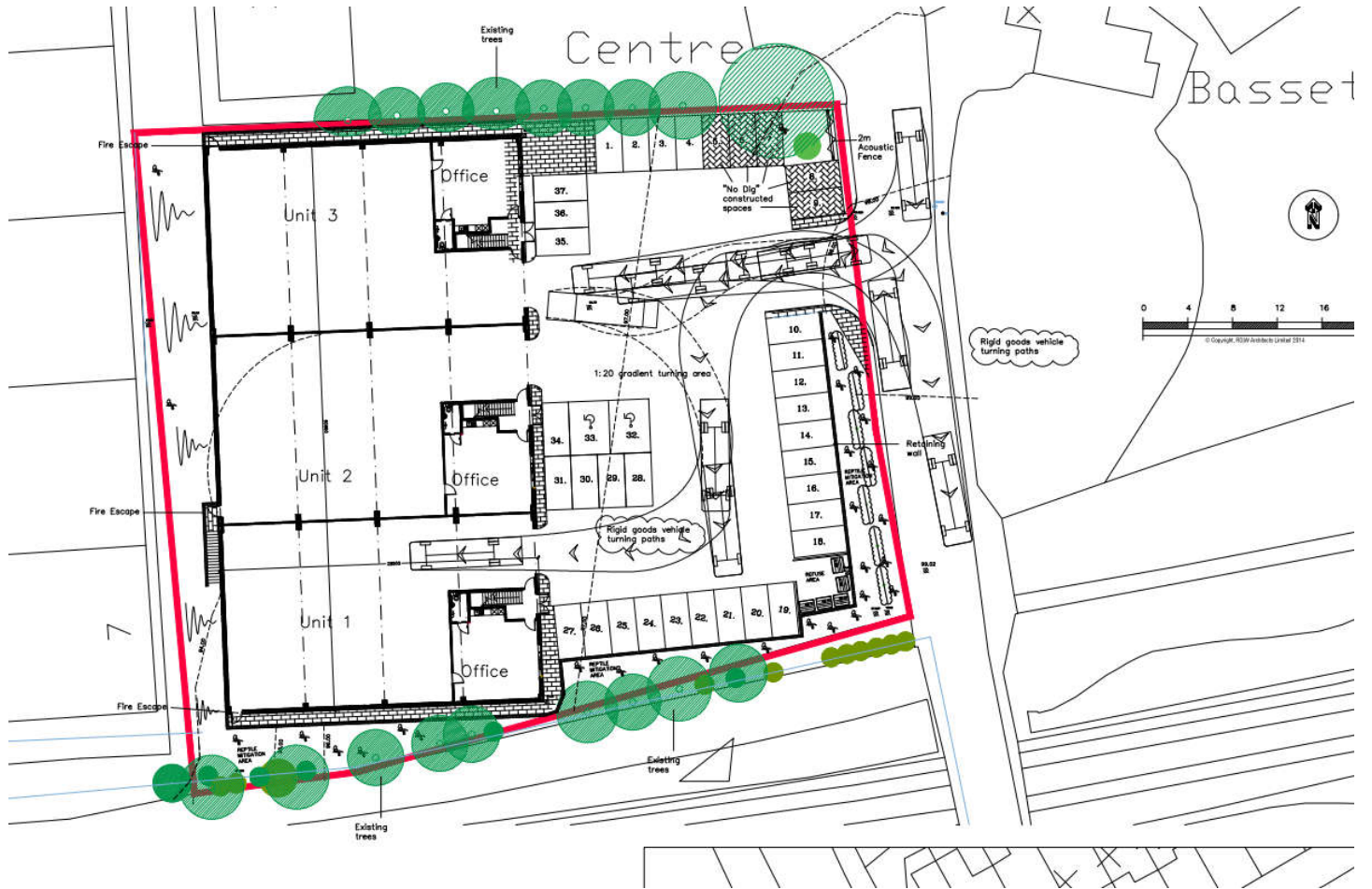
Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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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Site Plan



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Ground Floor Plan



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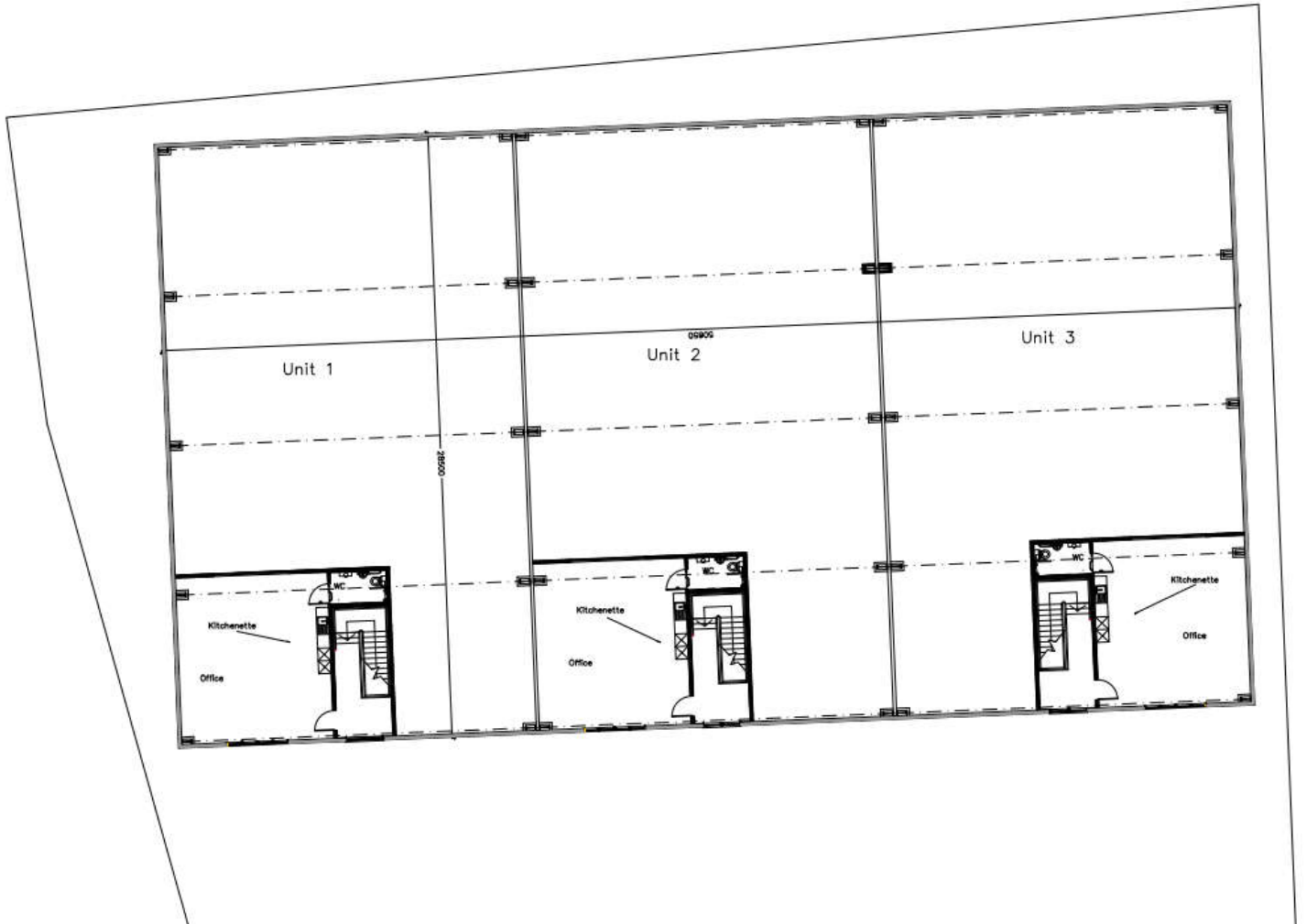
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First Floor Plan



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