

**2 & 3 CROWHURST BARN
CROWHURST LANE, WEST KINGSDOWN
KENT TN15 6JE**



**TWO LIGHT INDUSTRIAL/WAREHOUSE UNITS
WITH AIR CONDITIONED FIRST FLOOR OFFICES
4,468 – 9,017 SQ. FT. (415.05 – 837.67 M²)**

TO LET (MAY SELL)

LOCATION

The property is located on Crowhurst Lane, just off the A20 London Road, West Kingsdown. It is approximately 5 miles to the north of Borough Green and 2 miles to the north of Junction 2, M20.

Crowhurst Barn is on the east side of Crowhurst Lane adjacent to the M20 motorway to the east and Brands Hatch racing circuit. The County town of Maidstone is 14 miles to the southeast and Central London is approximately 45 miles to the northwest.

Mainline rail services are available from Borough Green & Wrotham Station with a journey time to London Charing Cross and Victoria in approximately 45 and 50 minutes respectively.

For location click line or copy & paste to your browser

<https://w3w.co/chase.digits.cares>

DESCRIPTION

Crowhurst Barn is a small, gated development providing light industrial/workshop units with the following facilities:-

- Concrete frame with modern steel portal frame extension
- Upper elevation clad in profile steel, lower elevations are of brick.
- Sectional roller shutter doors (approx. 3.5m x 4.0m)
- 3 Phase power
- Enclosed estate with automatic gate and intercom.
- Fitted ground & first floor kitchens
- Separate Male and Female WC facilities
- First floor open plan air-conditioned offices (Unit 2)
- Generous loading and car parking
- Possible to combine Units 2 & 3

ACCOMMODATION (Gross Internal Areas)

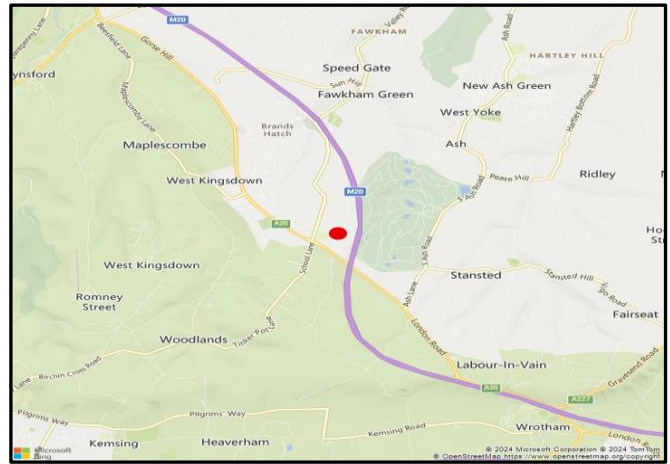
Unit 2	Sq. Ft.	(M ²)
Ground Floor	3,234	300.47
First Floor	1,315	122.15
Total	4,549	422.62
Unit 3	Sq. Ft.	(M ²)
Ground Floor	3,231	300.16
Mezzanine	1,237	114.89
Total	4,468	415.05

TERMS

The units are available to let on new leases for terms to be agreed on full repairing and insuring basis.

Alternatively, consideration may be given to a sale with terms to be agreed.

LOCATION PLAN



RENT

Unit 2 - £55,000 per annum exclusive

Unit 3 - £42,500 per annum exclusive

PRICE

On application.

VAT

We are advised the property is not elected for VAT and therefore VAT will not be payable on the rent.

SERVICE CHARGE

The landlord levies a service charge for the upkeep of the estate. Details available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

The units are assessed for Business Rates in a combined assessment as follows:-

Units 2 & 3 Warehouse & Premises £75,500

ENERGY PERFORMANCE CERTIFICATES

Unit 2 – Band C (54). Valid until 04/07/2029.

Unit 3 – Band D (90). Valid until 04/11/2030.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

RICHARD TURNILL

01634 668000/07764 476915

richardturnill@watsonday.com

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

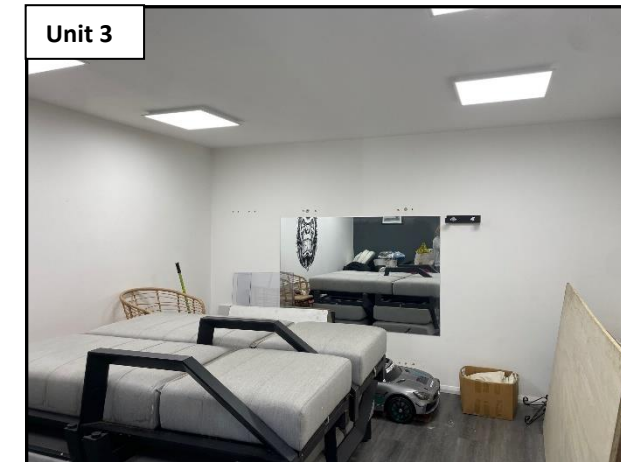
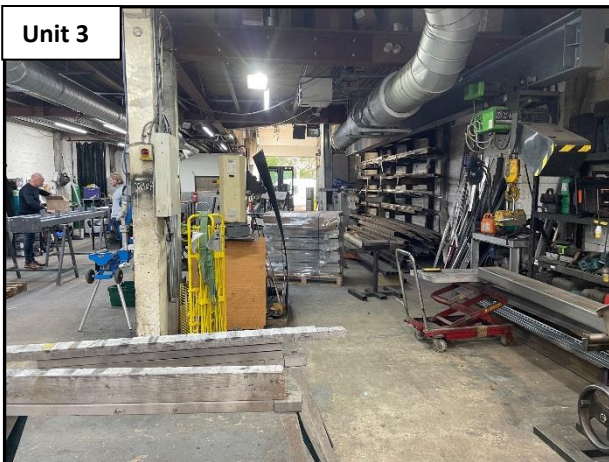
IMPORTANT NOTICE:

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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