

# UNIT TO LET

## 2,151 ft<sup>2</sup> (200 m<sup>2</sup>)



TO BE  
REFURBISHED



EXCELLENT  
ACCESS TO M25



IDEAL FOR  
TRADE COUNTER



INDICATIVE IMAGE



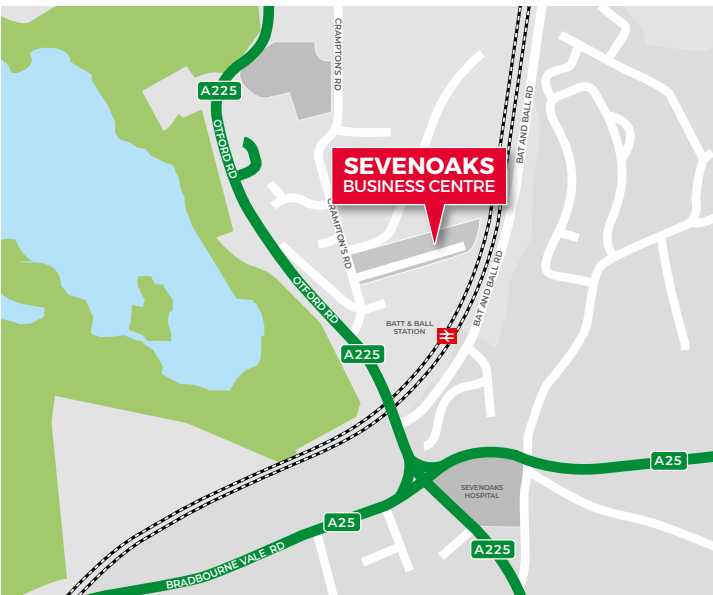
POST-REFURBISHMENT CGI IMAGE

[www.ipif.com/sevenoaks](http://www.ipif.com/sevenoaks)

INDUSTRIAL / WAREHOUSE UNIT TO LET

**UNIT 3 SEVENOAKS BUSINESS CENTRE**  
CRAMPTON'S ROAD, SEVENOAKS, TN14 5DQ

**IPIF**



## LOCATION

The Sevenoaks Business Centre is situated off Crampton's Road within an established industrial location North of Sevenoaks town centre, close to Bat and Ball British Rail Station. Access to the southeastern motorway network is close by via Junction 5 of the M25 and the estate is approximately 8 miles from the M26 / M20 to the East at Wrotham.

## DESCRIPTION

Sevenoaks Business Centre is a well established business and trade counter estate of ten units with a mix of local and national companies.

These terraced units are constructed of steel portal frame with profiled metal cladding. The loading door provides access to the industrial/warehouse area and fully fitted offices are constructed at first-floor level.

## SPECIFICATION

- Three phase power supply
- Gas supply
- Min 4m clear height
- Kitchenette facility
- 4 car parking spaces

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 3	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor Warehouse	1,869	173.6	C - 52
First Floor Offices	282	26.2	
<b>TOTAL</b>	<b>2,151</b>	<b>199.8</b>	



## LEASE TERMS

The unit is available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the Landlord

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