

# TO LET (MAY SELL)

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

TWO LIGHT INDUSTRIAL/WAREHOUSE UNITS  
WITH AIR CONDITIONED FIRST FLOOR OFFICES  
4,468 - 9,017 Sq Ft (415.08 - 837.68 Sq M)

- Sectional roller shutter doors (approx. 3,5m x 4.0m)
- 3 phase power
- First floor open plan air-conditioned offices (Unit 2)
- Fitted ground & first floor kitchens
- Generous loading & car parking
- <https://what3words.com/called.fires.marked>

01634 668000

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

**WATSON DAY**  
CHARTERED SURVEYORS

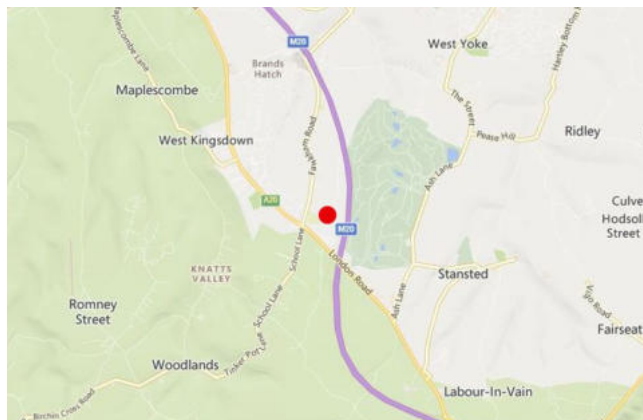
## 2 & 3 CROWHURST BARN, CROWHURST LANE, WEST KINGSDOWN, SEVENOAKS, TN15 6JE

### 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.



### 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:-

|                       | Sq Ft        | Sq M          |
|-----------------------|--------------|---------------|
| Unit 2 - Ground Floor | 3,234        | 300.44        |
| Unit 2 - First Floor  | 1,315        | 122.16        |
| <b>TOTAL</b>          | <b>4,539</b> | <b>422.62</b> |
| Unit 3 - Ground Floor | 3,231        | 300.16        |
| Unit 3 - First Floor  | 1,237        | 114.92        |
| <b>TOTAL</b>          | <b>4,468</b> | <b>415.05</b> |

### 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.

### Rent

Unit 2 - £55,000 per annum exclusive  
Unit 3 - £42,500 per annum exclusive

### Price

On Application

### VAT

The property is elected for VAT.

### Anti-Money Laundering

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

### Business Rates

Rateable Value £89,500 (Units 2 & 3 combined)  
Interested parties are advised to contact their appropriate local authority to confirm rates payable.

### Service Charge

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

### Energy Performance Certificate

Unit 2 - Band C (54). Valid until 04/07/2029  
Unit 3 - Band D (90). Valid until 04/11/2030

### Legal Costs

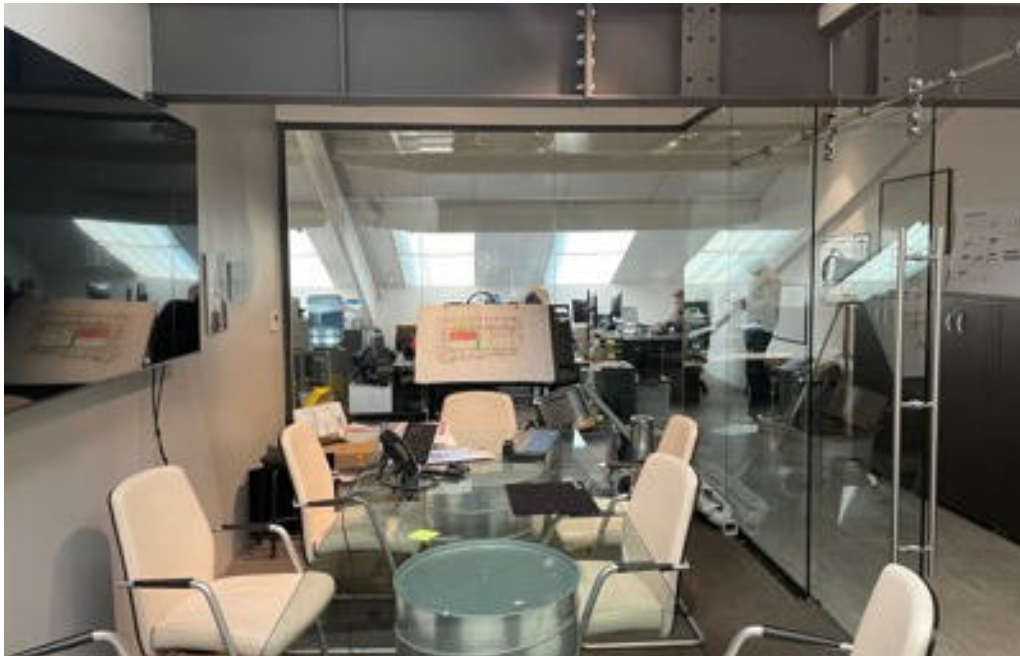
Each party to bear their own legal costs

### Viewing

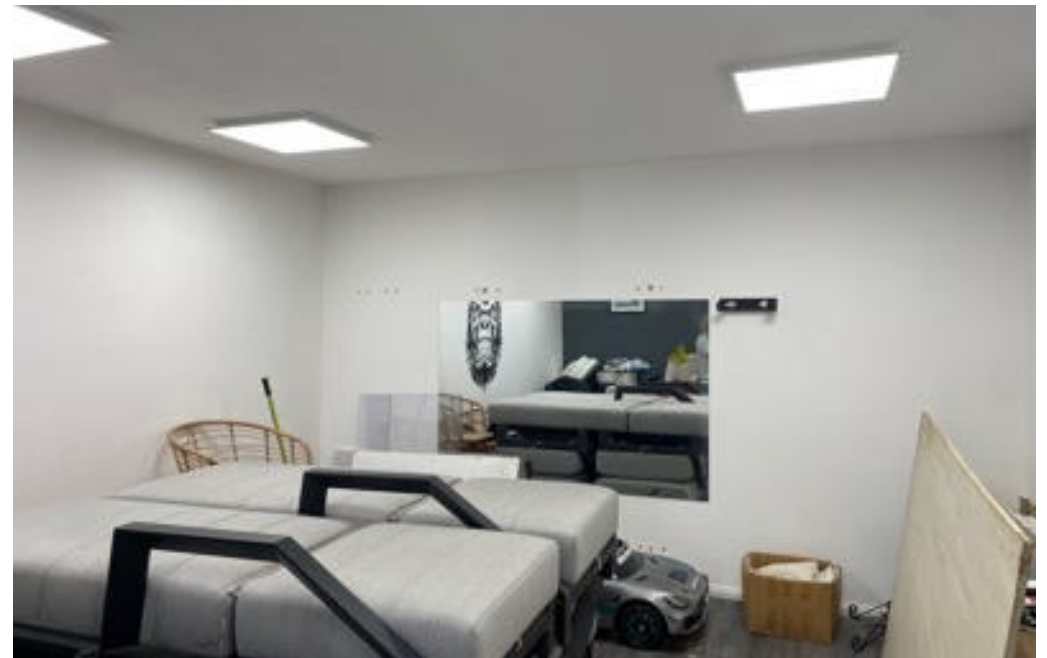
Strictly by appointment via the sole agents:-

Watson Day  
Tel: 01634 668000

Richard Turnill  
07764 476915  
richardturnill@watsonday.com



**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Watson Day has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Watson Day have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.



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