



UNIT 5

INDUSTRIAL / WAREHOUSE UNITS

**TO LET**

1,910 - 2,111 ft<sup>2</sup>  
(177 - 196 m<sup>2</sup>)

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



**SEVENOAKS BUSINESS CENTRE**  
SEVENOAKS, TN14 5DQ





## LOCATION

The Sevenoaks Business Centre is situated off Crampton's Road within an established industrial location south of Sevenoaks town centre and 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 M20 at Wrotham.

## DESCRIPTION

Sevenoaks Business Centre is a well established business estate of 10 units with a mix of local & national companies.

This mid-terraced warehouse/industrial unit is constructed of steel portal frame with profiled metal cladding. The sectional electrically operated loading door provides access to the industrial area and offices are constructed at first-floor level.

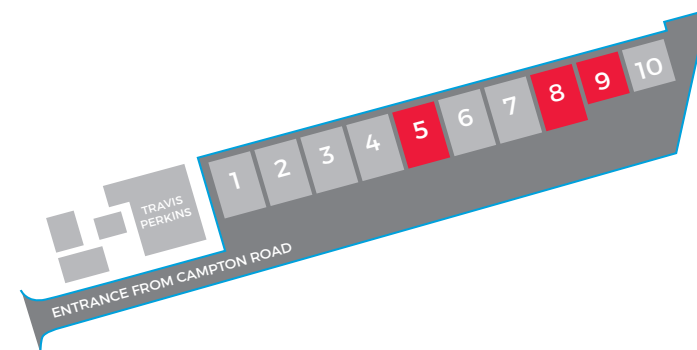
## SPECIFICATION

- Electrically operated loading door
- Three phase power supply
- Min 4m clear height
- Kitchenette facility
- 4 Parking spaces per unit

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

<b>UNIT 5</b>	196 M <sup>2</sup>	2,111 FT <sup>2</sup>
<b>UNIT 8</b>	195 M <sup>2</sup>	2,102 FT <sup>2</sup>
<b>UNIT 9</b>	177.4 M <sup>2</sup>	1,910 FT <sup>2</sup>



## LEASE TERMS

The units are available on new full repairing and insuring leases.

## 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.

## ENERGY PERFORMANCE RATING

EPC's are available on request.

**VIEWING** Strictly by prior arrangement with the agent.

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On behalf of the Landlord

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