

# UNIT B TO LET

3,423 sq ft (318sq m)



EXCELLENT  
ACCESS TO M25



IDEAL FOR  
TRADE COUNTER



5.5M CLEAR  
HEIGHT



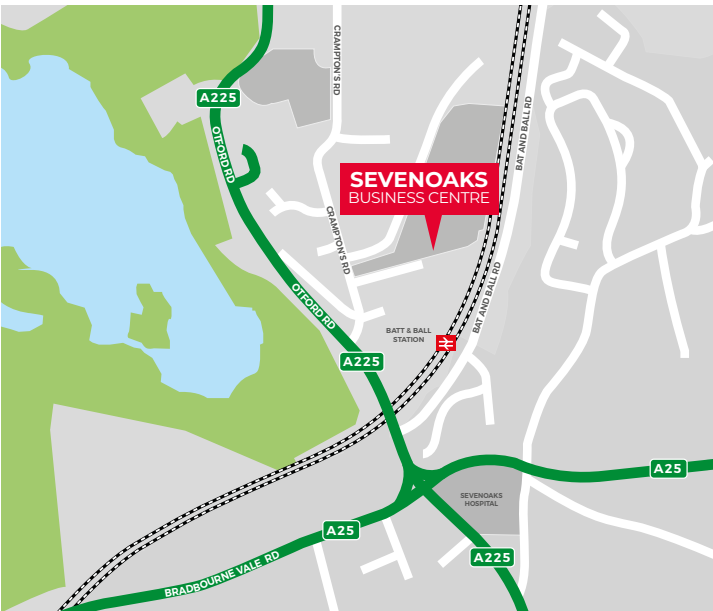
UNIT A - LET TO  
**CITY PLUMBING**  
SUPPLIES

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

TRADE / WAREHOUSE UNIT TO LET

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





### 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

These prominent two new semi-detached units form part of the established Sevenoaks Business Centre.

Constructed to the highest modern standards with a BREEAM rating of Very Good they are suitable for a variety of commercial and trade warehouse uses.

### SPECIFICATION

- 5.5 m Clear Internal Height
- 5 Car Parking Spaces
- Electrically Operated Loading Door
- 3 Phase Power Supply
- 30 kN/m<sup>2</sup> Floor Loading
- Gas Supply

### ACCOMMODATION

UNIT A	FT <sup>2</sup>	M <sup>2</sup>
UNIT A - LET TO CITY PLUMBING	3,125	318
UNIT B		
<b>TOTAL</b>	<b>3,423</b>	<b>318</b>

\*All areas are approximate on GEA basis

### LEASE TERMS

The unit is available on new full repairing and insuring leases.

### BUSINESS RATES

To be assessed.

### SERVICE CHARGE

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

### LEGAL COSTS

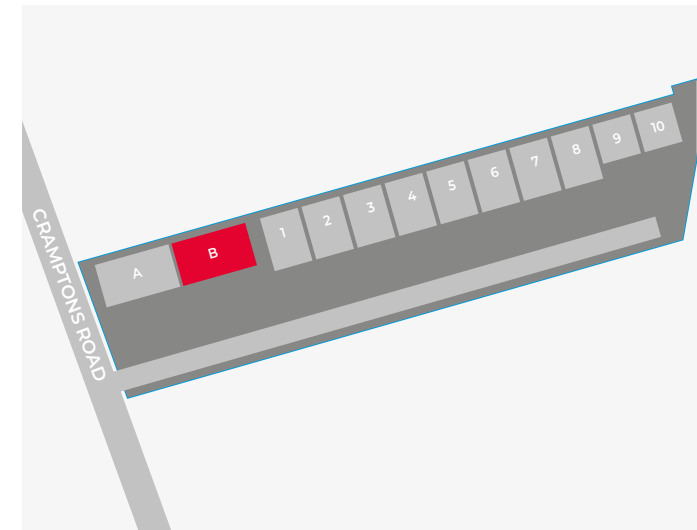
Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

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

### ENERGY PERFORMANCE RATING

Estimated EPCs are available on request.



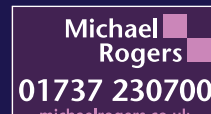
On behalf of the Landlord



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