

**Unit 8     3,878 sq.ft.**

**Michael  
Rogers**

**Preliminary Particulars**



**TO LET**

**Prominent Warehouse / Industrial Unit**

**Horton Business Estate, Borough Green TN15 8QW**



# Description

The Horton Business Estate in Borough Green offers modern Warehouse/Industrial accommodation within a gated well landscaped estate .This end-terraced unit is of brick construction under a shallow pitched steel portal framed roof. The ground floor warehouse with an electrically operated shutter door is accessed from the palisade fenced loading yard. The offices are separately entered from the front reception with dedicated adjacent car parking. The first floor office to the front of the unit have good natural lighting and an open plan fully fitted configuration with 13 amp power distribution, lighting, suspended ceiling and electric heating.

- ❖ Offices at ground and first floor
- ❖ Parking spaces to the front of the unit
- ❖ Three phase electricity
- ❖ 5.1 m Clear internal height
- ❖ LED lighting.
- ❖ Kitchenette facility
- ❖ Male / Female WC
- ❖ Electrically operated loading door.
- ❖ Gated Estate.

# Location

Horton Business Estate, is situated off Dark Hill Road to the south of the A25 at Borough Green approx 3 miles West of the Wrotham Heath junction (jct 2a) of the M26 which provides excellent access to the national motorway network. The Horton Business Estate is between Sevenoaks Jct 5 of the M25 and Jct 2 of the M26 at Wrotham which gives access to the M20 to the east.

Borough Green & Wrotham railway station to the North of the estate, provides regular National Rail services to Central London (London Victoria - 40 minutes), Maidstone East and Ashford International.

# Accommodation

	Sq Ft	Sq M
Ground Floor	3,530	327.9
First Floor Office	357	33.2
<b>TOTAL</b>	<b>3,878</b>	<b>360.3</b>

Approximate gross internal area.

# Rates

Rateable Value: To Be Assessed

# Terms

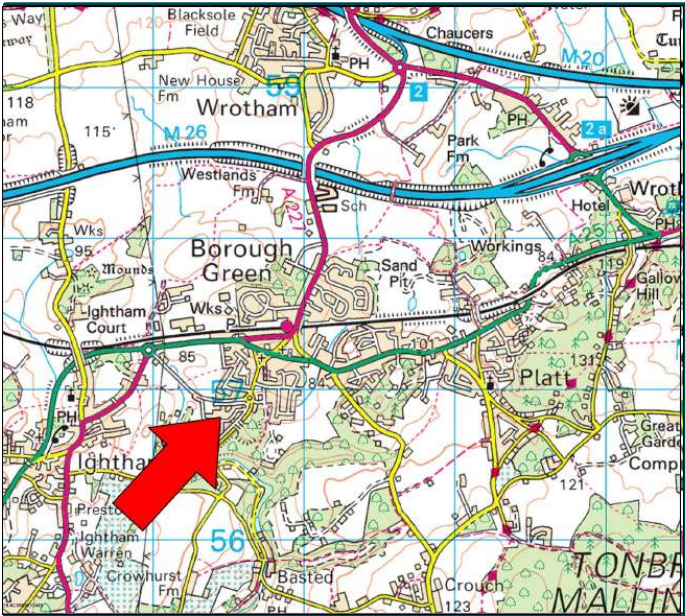
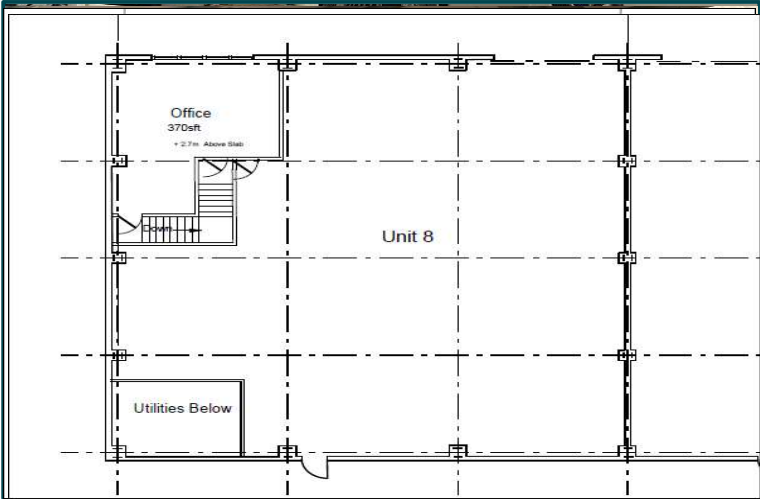
Available **TO LET**

# Legal Costs

Each party to be responsible for their own legal costs.

EPC

74 C



# Contact



For further information, or to arrange a viewing, please contact.

**ROGER DUKE**

01737 230735

07710 993215

[roger.duke@michaelrogers.co.uk](mailto:roger.duke@michaelrogers.co.uk)



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ