SHW MAKING PROPERTY WORK SHW.CO.UK

KARRISON PROPERTY



TO LET

NEWLY REFUBISHED OFFICE – 960 SQ FT (89.18 SQ M)

Winterton House, High Street, Westerham, Kent, TN16 1AT

Rent | £18,000 Per annum exclusive | Newly Refurbished Office Suite

30 March 2026

DESCRIPTION

Winterton House is an attractive Grade II Listed period building of traditional construction with painted rendered elevations beneath a pitched and slate covered roof.

There is side access to the rear car park and the main pedestrian entrance is to the front of the building.

The available office suite comprises four rooms, being two larger interconnected rooms suited to desking, a further smaller room which lends itself to a meeting room or private office and a genrous kitchen / break out area.

The suite has been newly refurbished throughout with LED lighting, a newly fitted kitchen, new flooring and full redecoration.

LOCATION

Winterton House is situated in the heart of the historic town of Westerham, fronting the southern side of the High Street (A25), close to local shops, restaurants and public parking. T

he town is a recognised and popular office location strategically situated on the A25 approximately 5 miles west of Sevenoaks and 4 miles east of Oxted.

The town is roughly equidistant from Junctions 5 & 6 of the M25 motorway (approx 5 miles) via the A25.

Mainline railway connections are available at both Sevenoaks and Oxted providing frequent services to Central London.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
1st	960	89.18
TOTAL	**960**	**89.18**

AMENITIES

- LED Lighting
- Central heating
- Comfort cooling
- Newly redecorated
- Newly carpeted
- Newly refurbished kitchan / break out area
- Comms room
- WCs in common areas
- Car parking

RENT

£18,000 Per annum exclusive

RATES

The suite has a rateable value of £20,000. Estimated rates payable of £8,840 per annum.

Interested parties should make their own enquireis with the Sevenoaks District Council business rates department.

SERVICE CHARGE

A service charge is payable for the upkeep of the common parts. Further details on request.

VAT

VAT will be charged on the quoting terms.

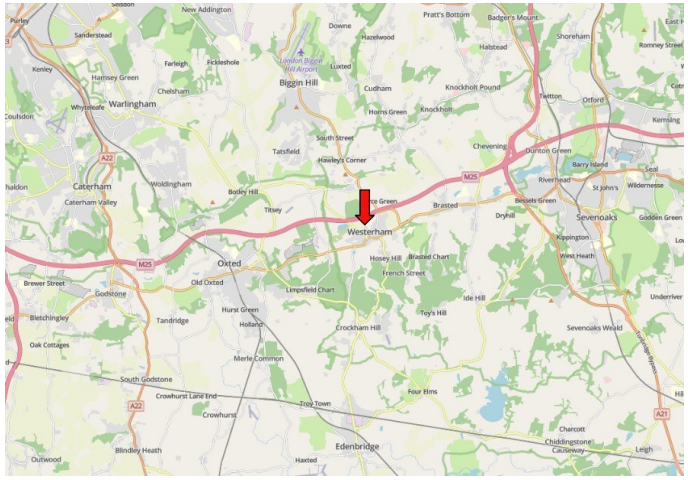
LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C:75.





VIEWINGS – 01273

Thomas Tarn **t:** 07943 579296 **e:** ttarn@shw.co.uk

Bradley Williams **t:** 07738 890302 **e:** bwilliams@shw.co.uk

SHW Property

SHW Property

MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

PHOTOS













VIEWINGS – 01273

Thomas Tarn **t:** 07943 579296 **e:** ttarn@shw.co.uk

Bradley Williams **t:** 07738 890302 **e:** bwilliams@shw.co.uk

SHW Property

SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316