THE CROWN

London Road, Westerham TN16 1DL

TO BE REFURBISHED

Unique opportunity to secure exceptional offices

967 to 15,904 sq ft (89.84 to 1,477.53 sq m)



- Air conditioned
- Full access raised floors
- Demised WCs, shower & kitchen
- Car parking ratio of 1:185 approx.
- Passenger lift
- LED Lighting

TO LET



Description

The Crown is a prestigious four storey office building constructed in the early 1990s with excellent on-site parking, and is situated within walking distance of Westerham town centre. Home to some notable businesses, the building has an impressive and refurbished entrance lobby, common areas and facades, with high quality finishes throughout.

The available suites are situated on the first, second and third floors, and which, once refurbished, will provide bright open plan space. Some of the suites have their own private male and female toilets, showers and separate kitchen areas. The suites are available to rent individually or combined.



Features

- **Excellent car parking ratio of 1:185 sq ft approx.**
- **Predominantly flexible open space**
- **LED lighting**
- **Carpeting throughout**
- **Air conditioning + central heating**
- **Demised WCs**
- **Demised kitchens**
- **Additional visitor parking**
- **Full access raised floors**
- **Suspended ceilings**
- **Triple glazed windows**
- **Passenger lift**

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Schedule of Suites

Floor		*sq ft*	*sq m*
First	- Suite A	3,325	308.90
First	- Suite B	967	89.84
First	- Suite C	4,027	374.12
Second	- Suite E	1,036	96.25
Second	- Suite F	4,029	374.31
Third	- Suite H	2,520	234.12
Total		**15,904**	**1,477.54**





Location

Westerham 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.



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Town Centre	
Westerham Town Centre:	6 min walk

Road	
A25 Westerham High Street	0.3 miles
A21:	3.8 miles
M25 Junction 5:	4.4 miles
M26 Junction 1:	5.1 miles
M25 Junction 6:	6.9 miles

Rail	
Oxted Main Line Station:	4.0 miles
Sevenoaks Main Line Station:	5.9 miles

Air	
London Gatwick Airport:	18.3 miles
London City Airport:	30.1 miles
London Heathrow Airport:	41.5 miles

Nearby Cities/Towns	
Oxted:	3.7 miles
Sevenoaks:	6.3 miles
Bromley:	11.2 miles
Croydon:	12.9 miles
East Grinstead:	13.4 miles
Dartford:	18.6 miles
Tunbridge Wells:	19.3 miles
Central London:	22.0 miles

Terms

The suites are available on effective full repairing and insuring terms via a service charge. Further details and rent on application.

Summary

Available Size: 967 to 15,904 sq ft.

Business Rates: Details on request.

Service Charge: Payable in respect of the common costs of the building. Further details on request.

EPC Rating: C (54).

Viewing & Further Information

Thomas Tarn: 07943579296
ttarn@shw.co.uk

David Robinson: 01959 563800
david.robinson@karrison.co.uk

SHW SHW.CO.UK
01732 606100

KARRISON PROPERTY
01959 563800
karrison.co.uk

Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT.