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KARRISON PROPERTY



FOR SALE

OFFICE – 3,037 SQ FT (282.14 SQ M)

Unit 1 Churchill Court, Hortons Way, Westerham, Kent, TN16 1BT

Price | OIRO £895,000 | Two Storey Modern Office Building - For Sale

06 July 2026

DESCRIPTION

Unit 1, Churchill Court is one of only six self-contained two story office buildings set within this popular gated courtyard scheme within a short distance of the town centre.

The building provides flexible open plan space which has been enhanced by the current owners to include some demountable partitions creating a number of private offices.

The building has raised floors allowing for underfloor cable management, suspended ceilings with LED lighting, concertina security grills to the ground floor windows, an electrically operated security shutter to the entrance door, a ground floor kitchen/staff room, a smaller first floor kitchen and male and female cloakrooms. The property also has 18 car parking spaces.

LOCATION

Churchill Court is located in the established commercial part of Westerham just to the north of the town centre.

Westerham is a recognised and popular business 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 and 6 of the M25 motorway 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
Ground - Office	1,462	135.82
1st - Office	1,462	135.82
Entrance	113	10.5
TOTAL	**3,037**	**282.14**

AMENITIES

- Suspended ceilings
- LED lighting
- Double glazing
- Part air conditioned
- Raised Floors
- Carpeted
- Kitchen
- Male and female WCs
- 18 parking spaces

PRICE

Offers in the region of £895,000

RATES

The ground and 1st floors have a combined rateable value of £68,000.

Estimated rates payable of £33,320 per annum.

SERVICE CHARGE

There is an estate charge for the upkeep of the common areas of the estate.

VAT

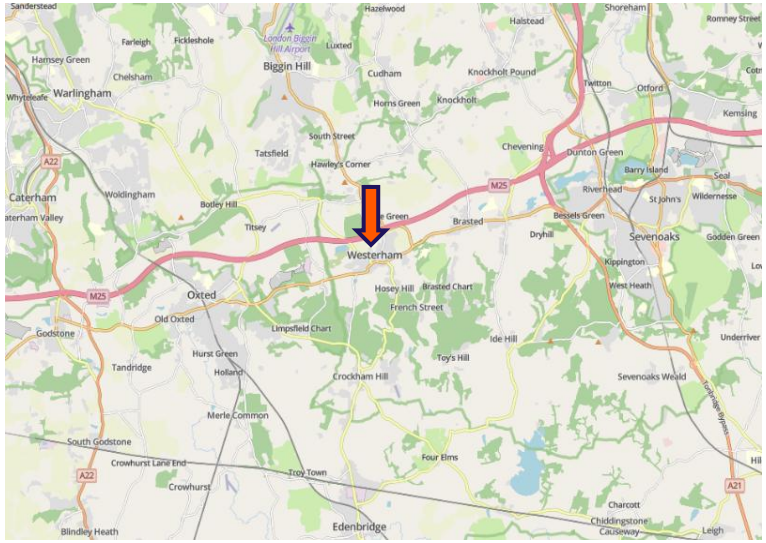
There is an option to tax so VAT will be applicable to the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.





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VIEWINGS – 01732 606 100

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PHOTOS













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