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KARRISON PROPERTY



TO LET

OFFICE / CLASS E – 446 SQ FT (41.43 SQ M)

Brewery House (Suite 102A), High Street, Westerham, Kent, TN16 1RG

Rent | £11,750 Per Annum

Self Contained Ground Floor Suite

29 October 2026

DESCRIPTION

Brewery House comprises a detached Grade II Listed three storey building together with a private car park.

The available ground floor suite has its own entrance off the car park and comprises a main office area plus a connected private kitchen / breakout space.

The space would suit use as offices or alternative Class E uses such as medical.

Brewery House has its own gravelled car park providing ample car parking.

LOCATION

Brewery House is prominently located on the corner of the High Street and Black Eagle Close on the western side of the town. The town provides a variety of local shopping, coffee and restaurant facilities.

Westerham is a popular and attractive former market town strategically located on the A25 approximately 5 miles west of Sevenoaks and 4 miles east of Oxted.

Westerham is also equidistant from Junctions 5 and 6 of the M25 motorway (approx 5 miles) via the A25.

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

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Suite 102 A	446	41.43

AMENITIES

- New suspended ceilings
- New LED lighting
- Newly decorated
- Newly carpeted
- Double glazed timber windows
- Central heating
- On site parking
- CCTV Security
- Dedicated kitchen / brekaout area
- Walking distance of town centre
- Dedicated door from car park
- Attractive entrance foyer and staircase

RENT

Suite 102A: £11,750 per annum exclusive.

RATES

The estimated rates payable for 102 A are £4,862 per annum.

Occupiers may benefit from Small Business Rates Relief.

SERVICE CHARGE

There is a service charge of approx. £8.00 per sq ft for the upkeep of the common, structural and external elements of the building.

VAT

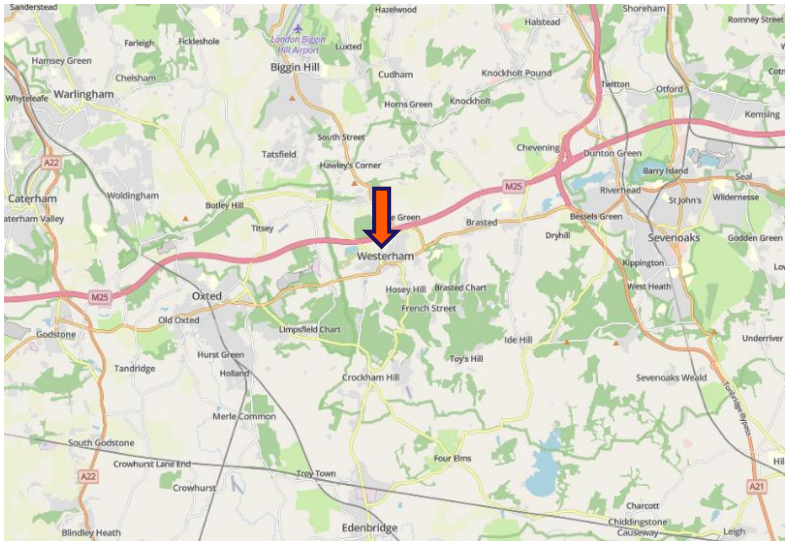
VAT will be chargeable on the terms quoted.

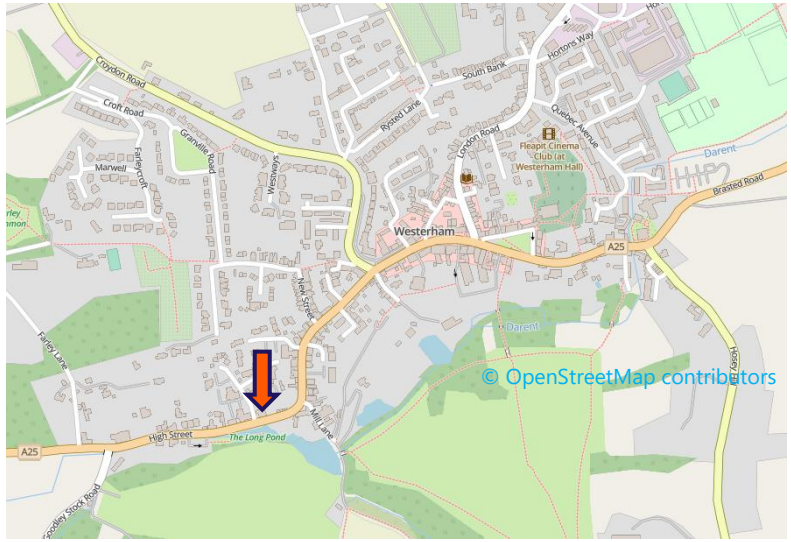
LEGAL COSTS

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

EPC

The property has an EPC rating of D.





VIEWINGS – 01732 606 100

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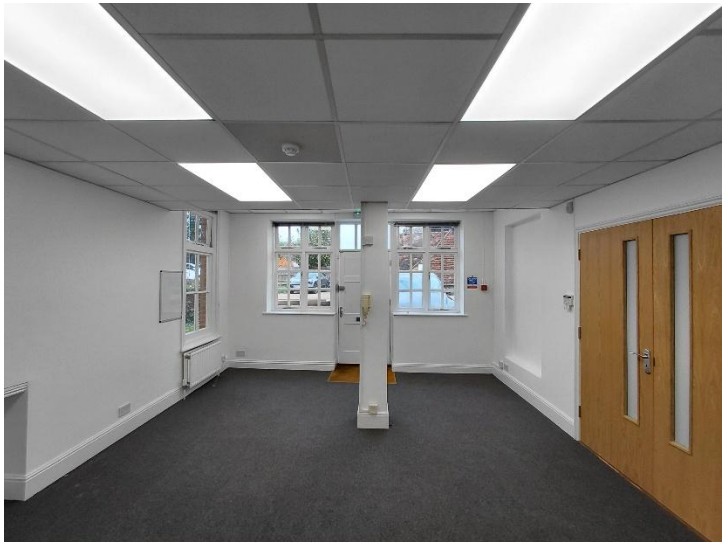
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