TO LET

OFFICE – 1,320 SQ FT (122.63 SQ M)

Eriskay Suite, Great Hollanden Business Centre, Underriver, Sevenoaks, TN15 0SQ

DESCRIPTION
The refurbished Eriskay Suite comprises a ground floor former agricultural building sympathetically converted some years ago and provides a self-contained suite of offices in predominantly open plan layout with separate male and female WCs and a tea making facility.

LOCATION
Great Hollanden Business Centre comprises of 13 self contained office units and has been created from part of the Great Hollanden Farm complex.

It is situated in a rural, yet easily accessible position on the eastern side of Mill Lane about 1 mile from the B245 linking Hildenborough with north Tonbridge, the A21 and Sevenoaks.

Hildenborough Village is about 2 miles, Tonbridge 4 miles and Sevenoaks about 5 miles. Hildenborough train station is about 1.5 miles distant.

Access to the dual carriageway A21 at Morley's roundabout is some 2.5 miles linking with the M25 Junction 5, a further 4.5 miles distant.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
The Eriskay Suite	1,320	122.63

AMENITIES
- Air conditioning providing cooling and heating
- Maglock door entry system
- Sealed unit double glazing
- Kitchenette
- Exposed roof timbers and beams
- Ample car parking in private car park
- Direct ultra fast fibre internet connection
- LED lighting

RENT
On application.

TERMS
The unit is available to let by way of a new Lease on terms to be agreed.

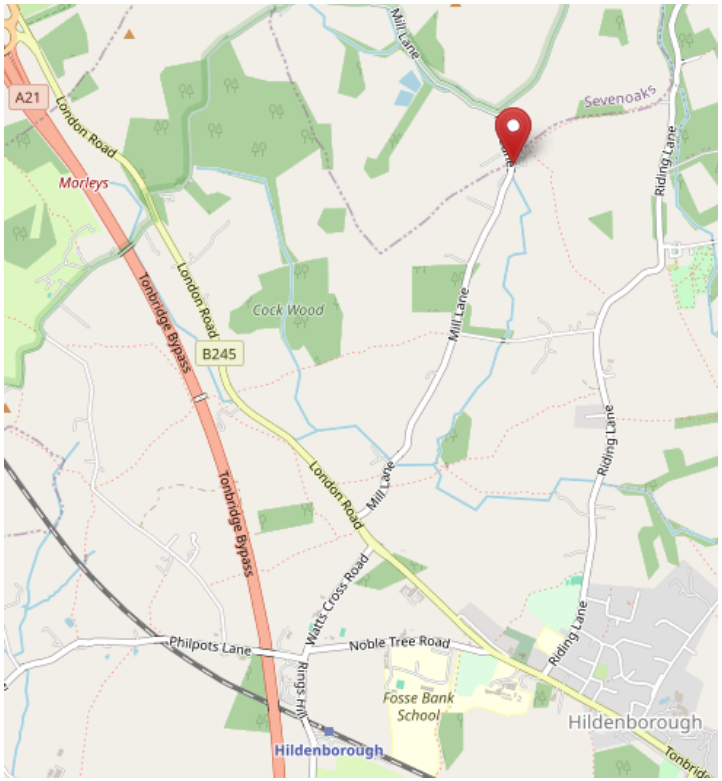
RATES
We would recommend that interested parties make their own enquiries with the Local Authority.

SERVICE CHARGE
The landlord will levy a fixed service charge equivalent to 6% of the annual rent (plus VAT) payable quarterly in advance to cover the landlord's expenditure for external maintenance of the unit, water and sewerage rates and landscaping and lighting costs etc.

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 B.



© OpenStreetMap contributors

VIEWINGS – 01322 285588

Tom Booker **t:** 07584 237 141 **e:** tbooker@shw.co.uk

Toby Coldbreath **t:** 07947 373 875 **e:** tcoldbreath@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

VIEWINGS – 01322 285588

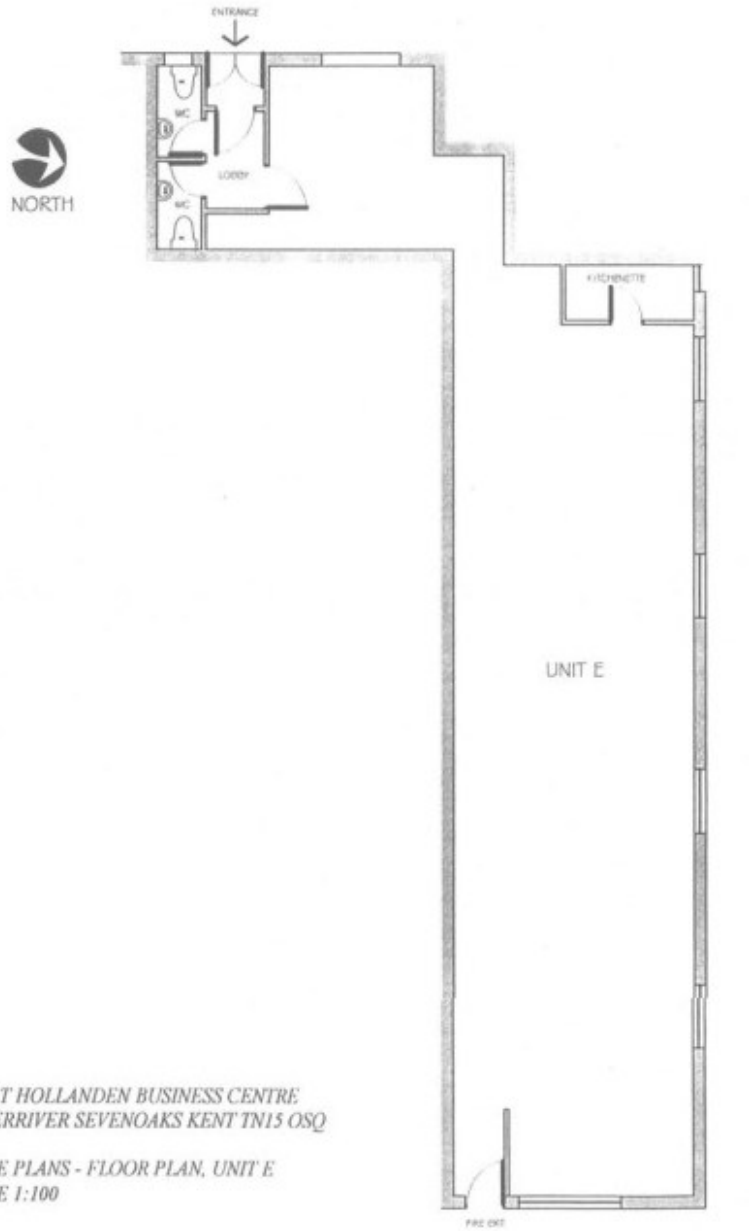
Tom Booker **t:** 07584 237 141 **e:** tbooker@shw.co.uk

Toby Coldbreath **t:** 07947 373 875 **e:** tcoldbreath@shw.co.uk

SHW Property

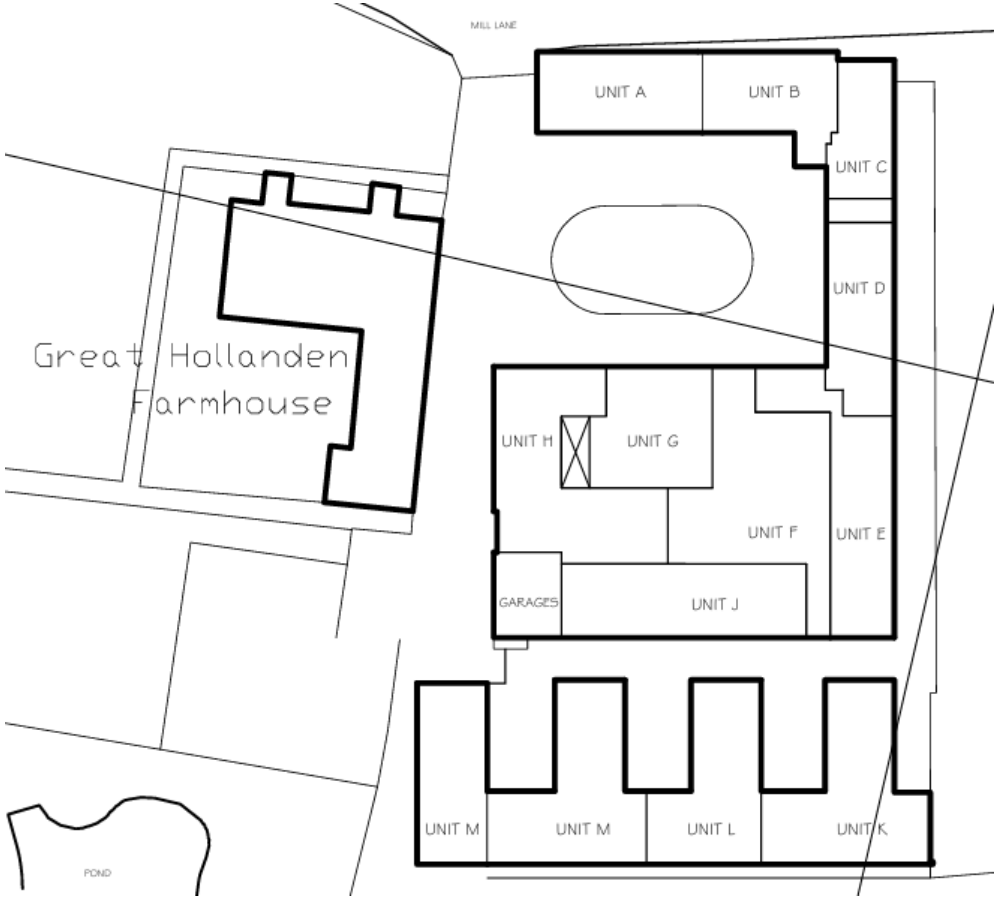
SHW Property

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



GREAT HOLLANDEN BUSINESS CENTRE
UNDERRIVER SEVENOAKS KENT TN15 OSQ

LEASE PLANS - FLOOR PLAN, UNIT E
SCALE 1:100



VIEWINGS – 01322 285588

Tom Booker **t:** 07584 237 141 **e:** tbooker@shw.co.uk

Toby Coldbreath **t:** 07947 373 875 **e:** tcoldbreath@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