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KARRISON
PROPERTY



TO LET

OFFICE – 1,422 SQ FT (132.1 SQ M)

Unit 4, Churchill Court, Hortons Way, Westerham, TN16 1BT

DESCRIPTION

The property has recently undergone a comprehensive refurbishment and is arranged to provide mainly open plan accommodation with high quality glazed partitions forming several private offices and a meeting room. Specification includes raised access floors, suspended ceilings with LED lighting, air conditioning and heating, security grills, roller blinds to windows and upgraded kitchen and male and female WC facilities.

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
Office	1,292	130
Kitchen	130	12.08
TOTAL	1,422	132.11

AMENITIES / OPPORTUNITY

- Suspended ceilings
- LED lighting
- Air conditioning
- Double glazing
- Roller blinds
- Raised access floor
- Kitchen
- Meeting room
- Male & female WCs
- Parking

RENT

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £29,900 per annum exclusive.

RATES

The rateable value of the ground floor from April 2026 is £32,250. Estimated rates payable £14,255 per annum.

SERVICE CHARGE

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

VAT

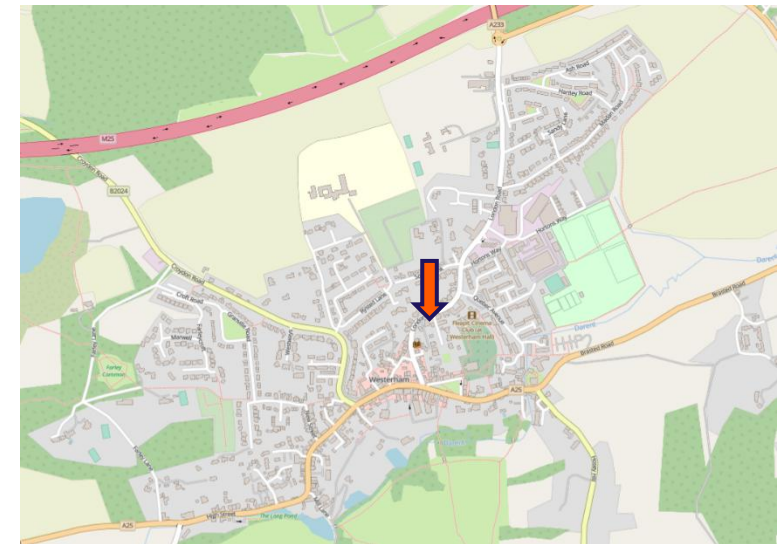
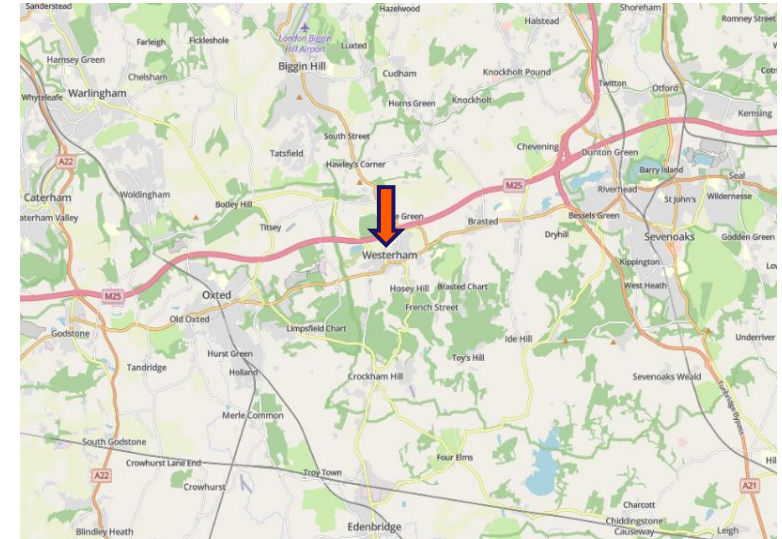
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C-52.

**VIEWINGS – 01732 606 100**

Thomas Tarn

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Bradley Williams

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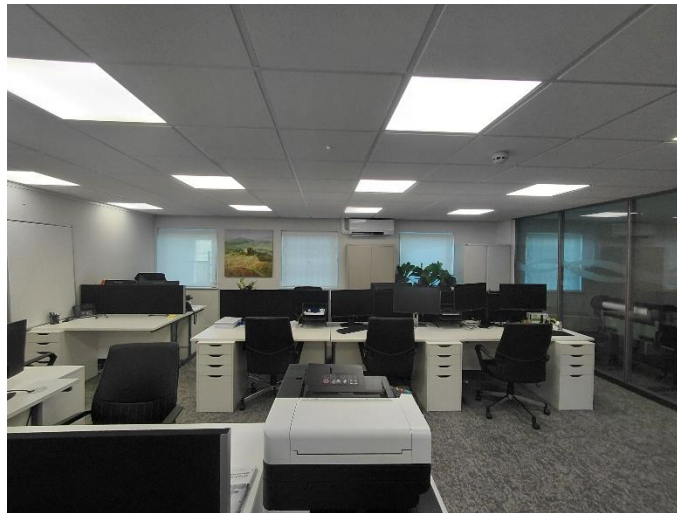
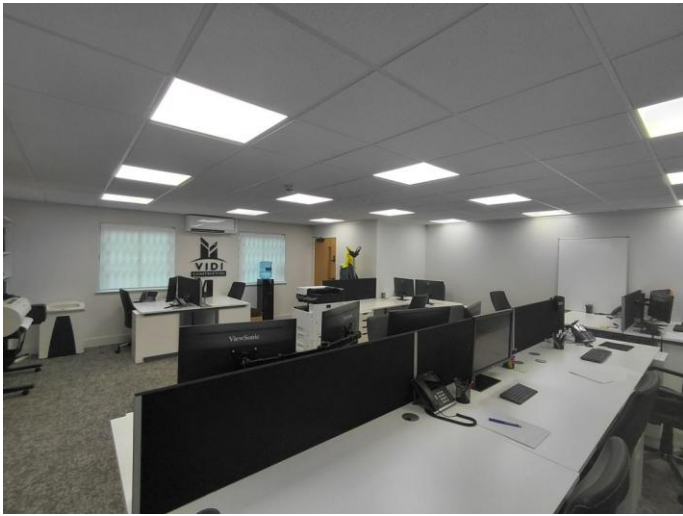
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