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TO LET

INDUSTRIAL AND WAREHOUSE – 9,073 SQ FT (842.88 SQ M)

Block 9 Unit 3, Vestry Trade Park, Vestry Road, Sevenoaks, TN14 5EL

DESCRIPTION

The well established Vestry Trade Park offers the opportunity to join major Trade Counter operator's Screwfix, CEF, Brewers, Rexel, ABL and Thompson & Leigh plumbing. The previous occupier had created a 2,300sq. ft. showroom with public access and a dedicated 900 sq.ft separately accessed trade counter. Consideration will be given to retaining this facility. Alternatively, the unit will be refurbished to a shell condition of 9,073 sq.ft. This prominent corner unit with separated loading, trade counter and public access has the benefit of exceptional allocated parking facilities with separate customer parking. The existing planning consent provides for trade and ancillary retail sales to the general public.

Alternatively, the unit may be divided to provide two individual Trade Counter units with separate access and loading facilities of 3,785 sq.ft., and 5,236sq.ft.

LOCATION

Vestry Trade Park, is situated approximately 2 miles to the North of Sevenoaks town centre and railway station, and is accessed from the A225 Otford Road, which links directly to the A25 at the Bat & Ball traffic lights. The Sevenoaks junction (jct 5) of the M25 to the west provides excellent access to the national motorway network.

Bat & Ball railway station is a short distance from the estate and provides regular Thameslink Rail services to Central London.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	5,873	545.6
Showroom & Trade Counter	3,200	297.28
TOTAL	9,073	842.88

AMENITIES

- 16 allocated parking spaces
- Additional customer parking
- Separate loading
- Three phase electricity
- Eaves height of 7.34m rising to 8.5m
- Male/Female WC
- Subdivisible to provide units of 3,785 sq ft and 5,236 sq ft

RENT

On application.

TERMS

Available to let on a new lease for a term to be agreed.

RATES

Rateable value - £111,000 (2026).

VAT

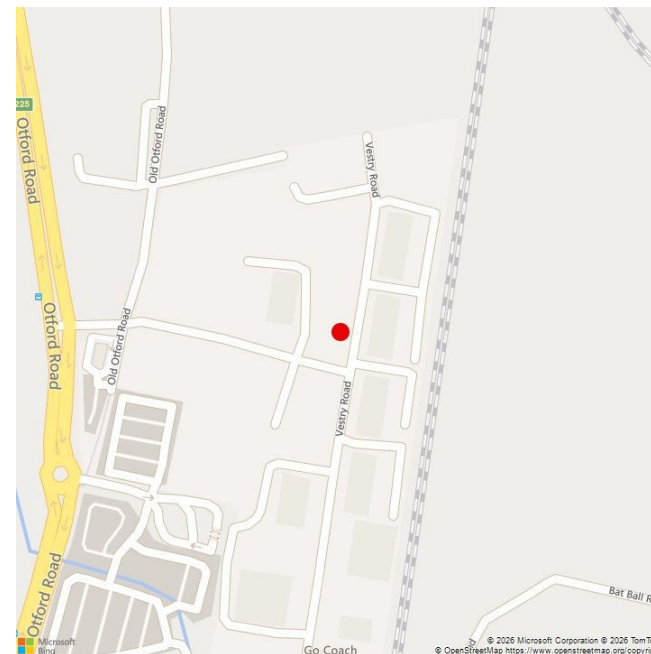
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



Photos are of the unit when new

VIEWINGS – 01322 285588

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