

**SELF-CONTAINED GROUND FLOOR OFFICE SUITE
UNIT 1, BOURNE ENTERPRISE CENTRE, BOROUGH GREEN
SEVENOAKS, KENT TN15 8DG**

**MODERN SELF-CONTAINED PART GROUND FLOOR OFFICES,
WITH OPTION TO USE WAREHOUSE SPACE, AND 1 CAR PARKING SPACE**

TO LET 876 SQ FT (81 SQ M), PLUS 477 Sq Ft WAREHOUSE



External View of Unit



Office



Warehouse

LOCATION:

This modern part ground floor office suite in this much improved property is located on the established Bourne Enterprise Centre in Borough Green, near Junctions 2/2a of the M20/M26.

Borough Green is conveniently located 6 miles east of Sevenoaks and 12 miles west of Maidstone, on the north side of the A25. The Estate is situated on the eastern side of Borough Green on the south side of the A25. The Estate is situated on the eastern side of Borough Green on the south side of the main A227 Wrotham Road, about 200 meters from the junction with the A25. The property is located about 1.5 miles south of the M26/M20 junction, which gives rapid access onto the M25 and motorway network. The property is in the centre of Borough Green and is opposite the Borough Green and Wrotham railway station which has a fastest journey time of 41 minutes to London Victoria.

DESCRIPTION: Bourne Enterprise Centre is a modern, purpose-built business estate comprising 20 units, built about 1989, set in 4 terraces around a central parking area.

The self-contained suite comprises the rear section of the ground floor with offices to the rear and right hand side, with the remainder occupied by the owner, a publishing company, with an osteopath on the first floor. This provides for a friendly business environment.

The suite comprises an open plan office finished to carpet floor cover, plus 3 glass partitioned individual offices, a kitchen and WC. There is Category 2 lighting and wallpapered walls throughout. There is central heating distributed via recessed panel radiators and a CCTV entry phone system.

The offices are available furnished or unfurnished.

There is 1 car parking space with communal parking in the center of the site.

There is the option to rent the warehouse if required.

ACCOMMODATION: The property has been measured on a Net Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice:

UNIT 1	FLOOR	AREA SQ FT	AREA SQ M
Ground	Offices	749	69
	WC/Cloakroom	46	4
	Kitchen	82	8
		876	81
Ground	Warehouse	477	44
		477	44
Total		1,353	125

- FEATURES:**
- Popular modern business estate with excellent communications to A25/M20/M25
 - Situated in Borough Green with immediate access to shops and railway station.
 - 1 on-site parking space with access to 25 communal car parking spaces.
 - Quality offices with central heating, Category 2 lighting and glass partitioning.
 - Full gas central heating throughout.
 - Available on flexible terms.

RATING: Please contact Tonbridge & Malling Council for further details.

EPC: The Landlord has been informed that an Energy Performance Certificate (EPC) should be obtained for the subject property. Where an EPC is not displayed with the marketing details for the subject property, please contact the agent to confirm the current status.

SERVICE CHARGE: The occupier to pay a due proportion of the insurance, and utilities for the space.

TERMS: TO LET on a new lease on terms to be agreed.

TO VIEW: All viewings through McMeeking Chartered Surveyors.

EMMA HANDSCHUH
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