

UNITS 5 & 6 HORNET BUSINESS PARK, QUARRY HILL ROAD BOROUGH GREEN, SEVENOAKS, KENT TN15 8QW

**MODERN WAREHOUSE WITH TWO LOADING DOORS AND
SELF CONTAINED FENCED GATED YARD ON ESTABLISHED ESTATE**

TO LET

6,075 SQ FT (564 SQ M)



External view Unit 5/6



Internal view of warehouse- Units 5 & 6

LOCATION:

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 southern side of Borough Green on the south side of the A25, just off Quarry Hill Road about 400 metres from the junction with the A25 and Borough Green village. The property is located about 1.75 miles south of the M26/M20 junction, which gives rapid access onto the M25 and motorway network. Hornet Business Park is set up a private road adjoining the Hanson Quarry opposite the Medical Centre.

The property is within walking distance of the Borough Green and Wrotham railway station which has a fastest journey time of 41 minutes to London Victoria.

DESCRIPTION: The Property comprises a modern warehouse built in the 1990's with its own self-contained fenced and gated yard set on the established Hornet Business Park. There are male and female toilet facilities together with small first floor offices.

The property is to undergo a refurbishment and upgrading program with a second loading door installed together with further windows to the front elevation. There is overhead fluorescent lighting.

ACCOMMODATION: We have been provided with the areas on a Gross Internal Area basis, which are to be verified by us;

<u>Unit</u>	<u>Description</u>	<u>Floor</u>	<u>Use</u>	<u>Area Sq. Ft.</u>	<u>Area Sq. M.</u>
5 & 6	Modern warehouse	Ground	Warehse	5,921	550
TOTAL AREA		First	Offices	<u>154</u> 6,075 sq ft	<u>14</u> 564 sq m

- FEATURES:**
- Excellent communications just off A25 with easy access M25/M20.
 - Situation 400m south of Borough Green village centre.
 - Easy access to shops and railway station.
 - Modern well run attractive business estate with good views.
 - Gated and fenced business estate with CCTV system.
 - Gated and fenced self-contained yard.
 - Refurbishment program with 2nd loading door and new windows added
 - Ongoing estate improvement program including new entry gates.

SERVICES: All services including 3-Phase electricity.

EPC: 

RATING: Units 5 & 6 will be reassessed for the Rating List

TERMS: TO LET wef 01 October 2014

POSSESSION: October 2014

TO VIEW: Please contact the sole agents:-

DAVID MCMEEKING, M^cMEEKING CHARTERED SURVEYORS

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