

UNIT 2, CHURCHILL BUSINESS PARK HORTONS WAY, OFF FLYERS WAY WESTERHAM TN16 1BT

**CORNER REFURBISHED WAREHOUSE/WORKSHOP
WITH 7 CAR PARKING SPACES ON POPULAR ESTATE**

TO LET

2,032 SQ FT (189 SQ M)



LOCATION:

Westerham is located 19.5 miles south of central London, 3.5 miles south of Biggin Hill, 5 miles west of Sevenoaks and 11 miles east of Redhill.

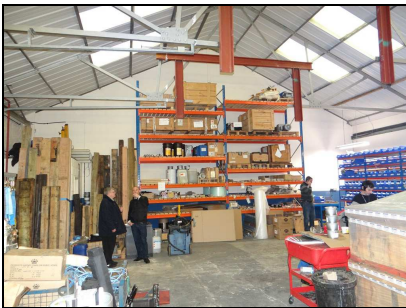
Westerham is located at the junction of the main A25 and the A233 to Biggin Hill and Bromley. The town is situated within 4 miles of Junction 5 of the M25 to the east and within 5.5 miles of Junction 6 of the M25.

The property is situated about a third of a mile north of Westerham town centre, in the main established industrial area, Flyers Way, and within walking distance of the historic town of Westerham with its shops, bars and restaurants.

DESCRIPTION:

The property comprises a good quality refurbished unit of steel frame construction with brick walls and a concrete floor set under a pitched steel frame roof. The unit has been extensively upgraded providing an up and over door (width 3.23m height 3.36m) with an eaves height of 3.82m to the underside of the steel frame. There is fluorescent light to warehouse. Historically the unit has had a mezzanine office/stores with the roof truss part modified to enable such a mezzanine to be installed if required.

The property comprises mainly a warehouse or workshop with no offices together with WC. This allows tenants to create offices as required.



Main Warehouse



External View



1st Floor Offices

ACCOMMODATION:

The property has been measured on site on a Gross Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice as set down below:

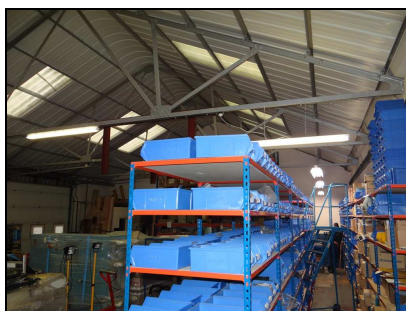
<u>Unit</u>	<u>Floor</u>	<u>Description</u>	<u>Area</u> (sq ft)	<u>Area</u> (sq m)
2	Ground	Warehouse	2,032	189

FEATURES:

- Excellent location just off A25 between Junctions 5 & 6.
- Walking distance from historic town of Westerham with range of shops, restaurants and bars.
- Fenced and gated estate with only nine occupiers, overlooking the sports field.
- Corner unit with 7 car parking spaces
- To be refurbished and redecorated
- Potential for mezzanine office/stores (subject to necessary consents)
- TO LET on terms to be agreed.



External View



Internal View



Churchill Business Park

- RATING:** Interested parties should make enquiries to Sevenoaks District Council. According to the Valuation Office Agency, website the Rateable Value is £13,500. The Uniform Business Rate for the year 5 April 2013/2014 is 48.2p in the £. Rates payable £6,507. Certain reductions may be available. For a guide to business rates payable please see www.businesslink.gov.uk.
- TERMS:** To let on a new full repairing and insuring lease on terms to be agreed.
- AVAILABILITY:** There is an existing tenant wishing to vacant on 2 months notice.
- SERVICES:** All services are available including 3-Phase electricity and mains gas.
- PLANNING:** Applicants must make their own enquiries to the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.
- PRICE:** On application.
- EPC:** Band D: 86
- TO VIEW:** For further information or a viewing, please contact Emma Handschuh at the sole agents:

MCMEEKING CHARTERED SURVEYORS

01892 536381