

# UNIT 5 CLEARWAYS BUSINESS CENTRE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS TN15 6ES

**MODERN SINGLE STOREY BUSINESS UNIT  
FRONTING A20 SET AROUND GATED COURTYARD**

**TO LET 1,255 SQ FT**



**Workshop Unit TO LET**



**Typical Internal View**

## **LOCATION:**

These modern business units are located on the established and well managed Clearways Business Centre with frontage to the A20 and easy road access. West Kingsdown is located 5.5 miles north-east of Sevenoaks and about 7.5 miles south-east of Orpington with Junction 2 of the M20 within 2.5 miles. West Kingsdown is located on the A20 road between Swanley and Maidstone providing immediate access onto the M25, M20 and major road/motorway network.

The estate is located on the north side of West Kingsdown, close to the Brands Hatch circuit. The Estate is located on the A20 providing immediate access onto the M20 and the M25.

## **DESCRIPTION:**

Clearways Business Centre comprises 12 modern single storey business units set around a central courtyard with gated entrance.

The units are of steel portal frame construction set under pitched sheeted roofs incorporating roof lights. There is a single roller shutter door (width approx. 2.5m, height approx. x 2.5m) with single WC and Kitchenette. There is a mono pitched roof with a minimum eaves height of 2.72m rising to 3.3m.



Entrance to Clearways Business Centre and fronting A20

**ACCOMMODATION:** We have relied on areas supplied by our client and these will need to be verified:

Floor	Use	Area Sq.Ft.	Area Sq.M.
Unit 5 Ground	Workshop	1,255	117
<b>Total</b>		<b>1,255 sq ft</b>	<b>117 sq m</b>

**FEATURES:**

- Good road location situated between Junc 3 M25 and Junc 2 M20/M26
- Prominent Estate fronting busy A20
- Established business location close to Brands Hatch.
- Fitted out to high standard.
- New lease available.

**SERVICES:**

All mains services are provided, including 3-Phase electricity, except gas.

**RATING:**

Interested parties should contact Sevenoaks District Council on 01732 227000.

**SERVICE CHARGE:**

A service charge is operated to cover all external repairs and maintenance based on floor area of individual unit.

**ENERGY PERFORMANCE CERTIFICATE:**

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.

**TERMS:**

**TO LET – TERMS ON APPLICATION.**

**FOR FURTHER INFORMATION CONTACT EMMA HANDSCHUH  
M<sup>c</sup>MEEKING CHARTERED SURVEYORS  
01892 536381**