

UNIT 6 CLEARWAYS BUSINESS CENTRE

LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, TN15 6ES

**A RARE OPPORTUNITY TO ACQUIRE A MODERN SINGLE STOREY BUSINESS UNIT
WITH OFFICE FRONTING A20 SET AROUND GATED COURTYARD**

FOR SALE FREEHOLD

866 SQ FT (80 SQ M)



LOCATION:

This modern business unit is located on the established and well managed Clearways Business Centre fronting the A20 and benefiting from good road communications.

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.

Unit 6 is mid terrace within the rear block of units overlooking the courtyard.

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

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

There is an office which has been carpeted with fluorescent lighting.

The unit is well maintained and being refurbished and redecorated ready for new occupiers.

ACCOMMODATION: We have measured the property on a Gross Internal Area basis as set out below:-

Floor	Use	Area Sq Ft	Area Sq M
Ground	Workshop with Offices	866	80

FEATURES:

- Located on busy A20 midway between Junction 3 M25 (Swanley) and Junction 2 M20 (Wrotham)
- Frontage to busy A20
- Gated estate providing security
- Modern unit with roller shutter and kitchenette
- To be refurbished and redecorated
- For sale Freehold. Part of Title No. K810905

SERVICES: All services provided.

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

EPC: Band D : 99

TERMS: For sale Freehold. Part of Title No. K810905.

VIEWINGS: Strictly through the agents.

For further information or to view contact David M^cMeeking at
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