

UNIT 7 HORNET BUSINESS PARK, QUARRY HILL ROAD, BOROUGH GREEN, SEVENAOKS, KENT TN15 8QW

**MODERN WAREHOUSE WITH SELF CONTAINED FENCED GATED YARD
ON ESTABLISHED ESTATE**

TO LET

2,349 SQ FT (218 SQ M)



External view Unit 7

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: Modern warehouse/workshop built in 2008 with a shared fenced and gated yard set on the established Hornet Business Park.

Unit 7 comprises a semi detached unit sharing a yard with one other occupier. The Unit provides clear workshop/warehouse space with good natural daylight served by a single electrically operated loading door. There are both male and female toilets together with a small kitchen. There are 7 allocated cart parking spaces.

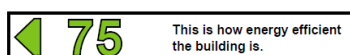
ACCOMMODATION: We have been provided with the areas on a Gross Internal Area basis, which are to be verified by us;

<u>Unit</u>	<u>Description</u>	<u>Floor</u>	<u>Use</u>	<u>Area Sq. Ft.</u>	<u>Area Sq. M.</u>
7	Warehouse /workshop	Ground	Workshop	2,349	218
TOTAL AREA				2,349 sq ft	218 sq m.

FEATURES:

- Excellent communications just off A25 with easy access M25/M20.
- Situation 400 m. south of Borough Green village centre with 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 shared yard
- Ongoing estate improvement program including new entry gate to Estate

EPC:



SERVICES: All services including 3-Phase electricity.

RATING: Unit 7 will be reassessed for the Rating List.

TERMS: TO LET wef Late August 2014

POSSESSION: Late August 2014

TO VIEW: Please contact the sole agents:-

DAVID MCMEEKING, M^cMEEKING CHARTERED SURVEYORS
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