

## **UNITS 5 & 10 MILL PLACE, PLATT INDUSTRIAL ESTATE MAIDSTONE ROAD, WROTHAM, SEVENOAKS, KENT, TN15 8FD**

**GENERAL INDUSTRIAL/WAREHOUSE UNIT WITH CANOPY AREA AND  
SELF CONTAINED GATED AND FENCED YARD, WITH SEPARATE OFFICES**

**TO LET 15,489 SQ FT (886 SQ M) PLUS 0.52 ACRE YARD**



**View of Unit 5**



**Entrance to Mill Place**

### **LOCATION:**

This well established business estate is located in St Mary's Platt on the A25, just 5 minutes drive from Junction 2 of the M20.

Wrotham is conveniently located 7 miles east of Sevenoaks and 11 miles west of Maidstone, on the north side of the A25. The Estate is situated directly off the A25 in the small village of St Mary's Platt, close to the junction of the A25 and the A20. Located about 1 mile south of Junction 2 of the M20 which gives immediate access onto the M25 and motorway network.

The warehouse unit and yard, Unit 5, is located to the rear of the Estate with its own self contained gated and fenced compound. The first floor offices are situated to the front & side of Mill Place with access both from ground floor reception and the rear fire escape stairs situated within 100m of the yard to Unit 5. Currently the warehouse & offices are operated as one.

## DESCRIPTION:

Platt Industrial Estate is a well-established business estate with occupiers including Kentinental Limited, L & G Signs, Armourcoat, AFI Uplift Ltd and Lanes Group Plc.

Mill Place comprises ten individual business units set on 4.5 acres providing ample parking and loading facilities. The units are of steel portal frame construction set under a pitched roof with an internal eaves height of 15ft.

Unit 5 comprises an end of terrace industrial warehouse unit together with a self contained fenced & gated yard together with the separate first floor offices, Unit 10, with access via communal front reception and via external staircase situated between Units 1 and 3.

Unit 5 comprises a double bay warehouse with an eaves height of 15ft. (4.6m) served by 2 full height loading doors onto the self contained yard. There is a welfare area providing toilets and changing rooms. In addition there is an external canopy storage area. Unit 10 comprises first floor offices which provide a combination of open plan and 7 further offices with toilets and kitchen facilities together 11 car spaces.



Yard at Unit 5 Mill Place

## AMENITIES:

- Located within 1 mile of Junction 2 M20.
- Mill Pace underwent a major refurbishment in 2006/7.
- Well managed estate.
- To be fully refurbished and redecorated.
- 2 Full height loading doors.
- Secure and fenced gated yard.
- CCTV
- 15ft (4.6m) eaves height.
- Separate offices with 11 car spaces.

**ACCOMMODATION:** The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Area Basis, as set out down below:

UNIT 5	FLOOR	AREA SQ FT	AREA SQ M
Ground	Warehouse	10,624	987
	Welfare	452	42
		<b>11,076</b>	<b>1,029</b>
First	Offices	4,413	410
		<b>15,489 Sq Ft</b>	<b>1,439 Sq M</b>
Ground	Canopy	2,271 Sq Ft	211 Sq M
Yard	Secure Gated Yard	28,772 Sq Ft	2,673 Sq M

**SERVICES:** There is 3-Phase electricity.

**RATES:** Interested parties should contact Tonbridge & Malling Borough Council.

**TERMS:** TO BE LET on terms to be agreed wef 01 December 2014.

**EPC:** 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.

**RENT:** On application.

**TO VIEW:** By appointment with: **McMeeking Chartered Surveyors.**

**DAVID MCMEEKING**  
**MCMEEKING CHARTERED SURVEYORS**  
**01892 536381**

Under the Estate Agents Act 1979 McMeeking Chartered Surveyors declare an interest in Mill Place.