

UNIT 5 MOREWOOD CLOSE

SEVENOAKS, KENT TN13 2HU

**INDUSTRIAL UNIT/WAREHOUSE WITH OFFICES
AND SELF-CONTAINED YARD
TO LET 5,330 Sq Ft (495 Sq M)**



LOCATION: The property is situated in Morewood Close off London Road approx. 1 miles to the north of Sevenoaks town centre in an established industrial area. The site is within 500 yards of Sevenoaks British Rail Station close to the A25 which provides access to junction 5 of the M25.

DESCRIPTION: The property offers the benefits of industrial/warehouse premises with a self-contained yard. The building is currently configured to provide higher office content at first floor and ground floor workspace below. The remaining ground floor area comprises high eaves storage. The first floor level is primarily open plan office accommodation with Cat 5 cabling. Access to the self-contained loading yard is via an electrically operated loading door. The warehouse area has a clear internal height of 5m.

ACCOM: 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	FLOOR	Area (Sq Ft)	Area (Sq M)
Ground	Ground Floor Warehouse/Production Area	4,455	414
1st	Offices	875	81
TOTAL		5,550	495

In addition, there is an optional additional mezzanine of 441 sq ft (41 sq m).

FEATURES:

- Fully fitted offices
- Cat 5 Cabling
- Alarm System
- Gas fired warm air heating to the warehouse
- Electrically operated loading door
- Male & female toilets and kitchenette
- 3-Phase electricity
- 6m Clear Internal Height
- High Bay Sodium Vapour Lighting

RATING: The Rateable Value 2010 is £36,250 with Rates Payable of circa £17,000. Interested parties should make enquiries to Sevenoaks District Council on 01732 227000.

PLANNING We have been advised the property has planning consent for B1 (light industrial) use

AVAILABILITY: To let on a new lease terms to be agreed. POA

EPC: Rating Band: D (92)

TO VIEW: By appointment with the joint agents:

DAVID M^cMEEKING
M^cMEEKING CHARTERED SURVEYORS
01892 536381

Or

ROGER DUKE, OF MICHAEL ROGERS
01732 740000