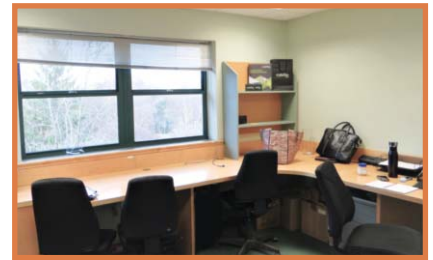


SELECT HOUSE, ENDEAVOUR PARK

M^cMeeking

The Property Experts

LONDON ROAD, ADDINGTON, WEST MALLING, KENT ME19 5SH



MODERN DETACHED BUSINESS UNIT WITH WAREHOUSE, DEDICATED YARD AND TWO STOREY OFFICES

A25, A20 (0.4 MILE)

M20, M26 (0.6 MILE)

TO LET 9,316 SQ. FT. 0.5 ACRE PLOT

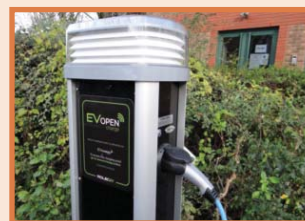
DESCRIPTION

Comprising of a quality detached warehouse/workshop, with high quality two storey offices. **Select House** is set on it's own plot on a desirable development in a great location.

The property is of steel portal frame with brick and cladding to elevations set under a pitched roof. It was fitted out by the initial owner-occupiers of 15 years to a very high standard, giving it a stylish and modern feel. These features include; air conditioning, bespoke lighting and inbuilt furniture and cupboards. Recent improvements by the current occupiers include solar panels and electric car charging points around the building.

Select House also benefits from parking area to the front together with parking to the sides and a yard to the rear.

The majority of the external areas could be fenced and gated if required to provide secure parking/storage.

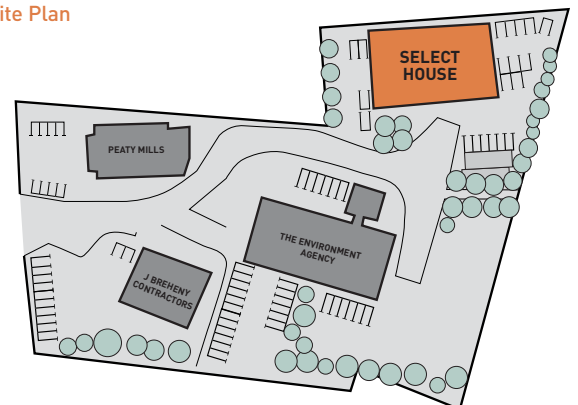


Electric car charging station



Warehouse

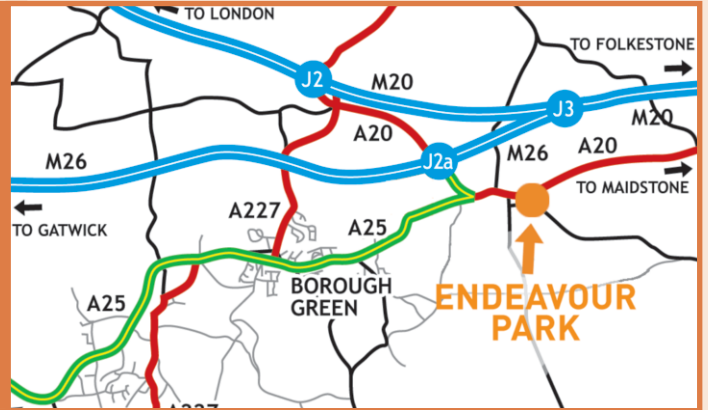
Site Plan



LOCATION

Endeavour Park is prominently situated fronting the A20, with Select House set at the rear of the development, and has excellent road communications being 0.4 of a mile east of the junction of the A25 and A20 and within 0.6 mile east of Junction 2 M20/M26.

Endeavour Park itself is within 2.1 miles of Borough Green and Wrotham rail station, there is also a bus stop approximately 110m of the Estate providing local bus services. This is a select development with only three other buildings, and occupiers including the Environment Agency.



PLANNING

We understand this unit has B2 (general industrial) consent.

AMENITIES

- Located within 0.6 miles of Junction 2 M20 with estate fronting A20
- Quality business park with mainly office users
- Detached business unit on decent sized plot
- Solar panels and electric charging points for vehicles
- Yard to rear with ability to create secure fenced yard
- Attractive brick and cladding design set in quality landscaping
- Offices are to a very high interior design and functionality, including air conditioning, built-in furniture / storage and bespoke lighting
- Allocated parking and external yard for skip/storage
- Rare opportunity to rent a quality building in an excellent location

SERVICES

All main services are provided, including three-phase electricity.

RATES

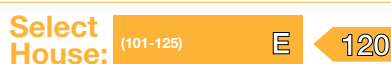
Rateable Value 2020/21 - £75,000. For further information please contact Tonbridge and Malling BC on 01732 844522.

RENT AND TERMS

On application. TO LET on terms to be agreed.

EPC

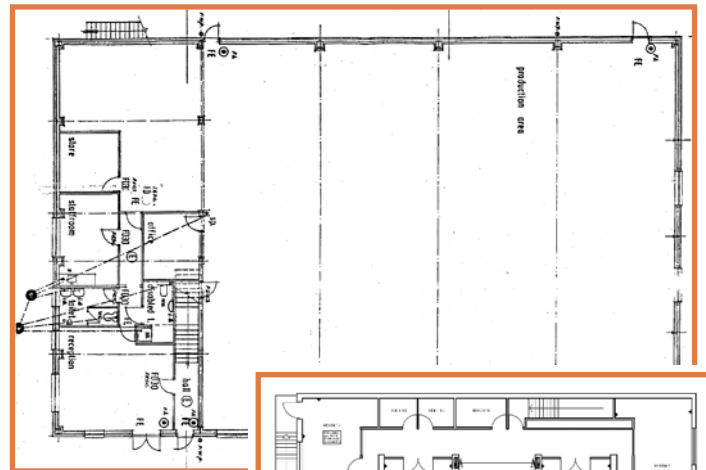
Current EPC status:



ACCOMMODATION

Select House	Use	Areas sq ft	sq m
Ground Floor	Reception / Office / WCs / Welfare	1716	159
	Warehouse	5873	546
First Floor	Offices	1727	160
TOTAL		9316	865

We have measured the property on a Gross Internal Area in accordance with the RICS Code of Measuring Practice.



Ground floor plan

First floor plan

TO VIEW:

01892 536381

david@mcmeeking.com

1 Lonsdale Gardens,
Tunbridge Wells, Kent, TN1 1NU

McMeeking

Chartered Surveyors
Regulated by RICS

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

NB. None of the equipment or services has been tested. SUBJECT TO CONTRACT & EXCLUSIVE OF VAT.