

# THE CROWN

London Road, Westerham TN16 1DL

TO BE  
REFURBISHED

Unique opportunity to secure exceptional offices  
967 to 15,904 sq ft (89.84 to 1,477.53 sq m)



- Air conditioned
- Full access raised floors
- Demised WCs, shower & kitchen
- Car parking ratio of 1:185 approx.
- Passenger lift
- LED Lighting

# TO LET





## Description

The Crown is a prestigious four storey office building constructed in the early 1990s with excellent on-site parking, and is situated within walking distance of Westerham town centre. Home to some notable businesses, the building has an impressive and refurbished entrance lobby, common areas and facades, with high quality finishes throughout.

The available suites are situated on the first, second and third floors, and which, once refurbished, will provide bright open plan space. Some of the suites have their own private male and female toilets, showers and separate kitchen areas. The suites are available to rent individually or combined.



## Features

-  **Excellent car parking ratio of 1:185 sq ft approx.**
-  **Predominantly flexible open space**
-  **LED lighting**
-  **Carpeting throughout**
-  **Air conditioning + central heating**
-  **Demised WCs**
-  **Demised kitchens**
-  **Additional visitor parking**
-  **Full access raised floors**
-  **Suspended ceilings**
-  **Triple glazed windows**
-  **Passenger lift**



## Schedule of Suites

Floor		sq ft	sq m
First	- Suite A	3,325	308.90
First	- Suite B	967	89.84
First	- Suite C	4,027	374.12
Second	- Suite E	1,036	96.25
Second	- Suite F	4,029	374.31
Third	- Suite H	2,520	234.12
<b>Total</b>		<b>15,904</b>	<b>1,477.54</b>



## Location

Westerham is a recognised and popular office location strategically situated on the A25 approximately 5 miles west of Sevenoaks and 4 miles east of Oxted. The town is roughly equidistant from Junctions 5 & 6 of the M25 motorway (approx 5 miles) via the A25. Mainline railway connections are available at both Sevenoaks and Oxted providing frequent services to Central London.





# THE CROWN

London Road, Westerham TN16 1DL



Town Centre	Air
Westerham Town Centre: 6 min walk	London Gatwick Airport: 18.3 miles
	London City Airport: 30.1 miles
	London Heathrow Airport: 41.5 miles
Road	Nearby Cities/Towns
A25 Westerham High Street 0.3 miles	Oxted: 3.7 miles
A21: 3.8 miles	Sevenoaks: 6.3 miles
M25 Junction 5: 4.4 miles	Bromley: 11.2 miles
M26 Junction 1: 5.1 miles	Croydon: 12.9 miles
M25 Junction 6: 6.9 miles	East Grinstead: 13.4 miles
Rail	Dartford: 18.6 miles
Oxted Main Line Station: 4.0 miles	Tunbridge Wells: 19.3 miles
Sevenoaks Main Line Station: 5.9 miles	Central London: 22.0 miles

## Terms

The suites are available on effective full repairing and insuring terms via a service charge. Further details and rent on application.

## Summary

**Available Size:** 967 to 15,904 sq ft.

**Business Rates:** Details on request.

**Service Charge:** Payable in respect of the common costs of the building. Further details on request.

**EPC Rating:** C (54).

## Viewing & Further Information

**David Robinson:** 01959 563800

david.robinson@karrison.co.uk



Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT.