

# unit 2 goya business park sevenoaks

5,689 sq.ft

Warehouse Industrial Unit

TO BE  
REFURBISHED



Unit 2, The Moor Road, Sevenoaks, Kent TN14 5GY  
[www.gbpsevenoaks.co.uk](http://www.gbpsevenoaks.co.uk)





\*All marketing images from 2019

## **Unit 2**

### **Goya Business Park, Sevenoaks**

Trade & Warehouse Development

A modern warehouse/industrial development offering environmentally friendly, attractive units.

Goya Business Park, Sevenoaks, is situated on The Moor Road off Otford Road (A225) and adjacent to the Vestry Trading Estate, which is the main commercial location for trade and retail operators in the area. Other occupiers close by include Motor Parts Direct, Aldi, Homebase, Halfords, Magnet and Screwfix.

Unit 2 provides accommodation of 5,689 sq ft (529 sq m) and offers environmental initiatives, including; photovoltaic cells and electric vehicle charging. The building is designed to be energy efficient.



## Site Plan

### Flexible Units

UNIT	GROUND GEA ft <sup>2</sup>	FIRST GEA ft <sup>2</sup>	TOTAL GEA SQ.FT	TOTAL GEA SQ.M
1	LET TO DOME CONSULTING			
2	4,875	814	5,689	529
3	LET TO ALLIANCE AUTOMOTIVE			
4	LET TO GERRIETS			
5	LET TO ELECTRICAL LIGHTING SUPPLIES			
6	LET TO WIKA			
7	LET TO WIKA			
8	LET TO MOTOR PARTS DIRECT			

# unit 2 goya business park





## Unit 2

### Unique To You

#### SPECIFICATION

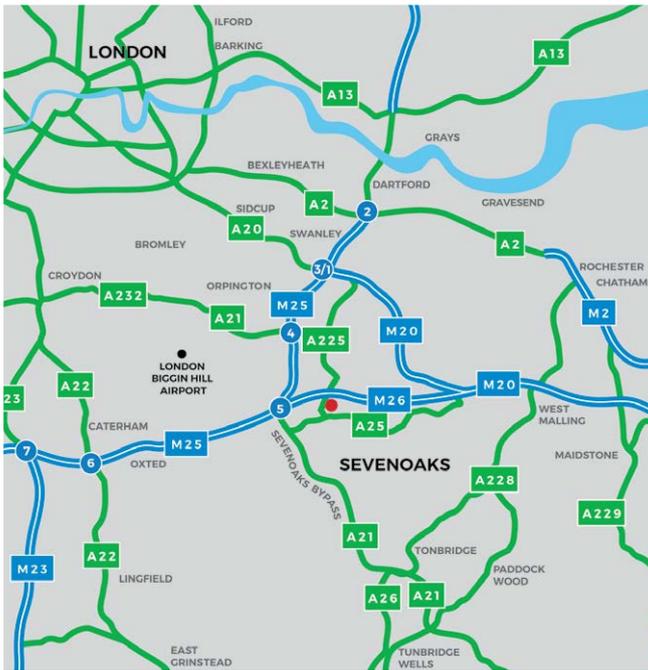
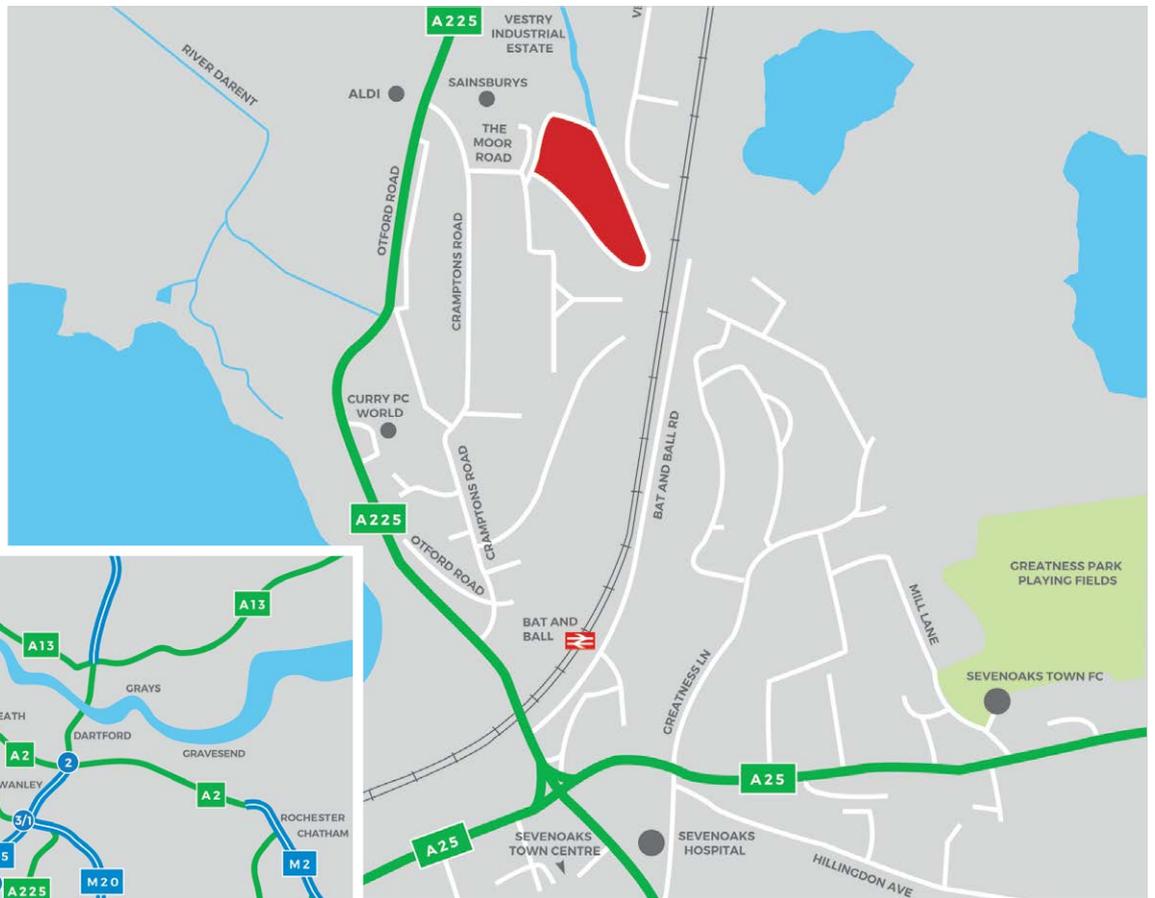
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- EPC rating of A
- 6.5m eaves height
- 37.5kN/m<sup>2</sup> minimum warehouse floor loading
- Electric roller shutter loading doors
- Fully carpeted and heated offices
- Entrance lobbies have ceramic tiles, brushed metal ironmongery, vertical radiators and walnut veneer solid doors

#### ECO-INITIATIVES

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- The unit achieves a minimum 10% Carbon reduction through the use of on-site Low & Zero Carbon technologies
- Photovoltaic panels
- It has been built to a tighter construction tolerance to minimise heat loss
- 13% roof lights for increased natural lighting
- Electric car charging points are provided
- Air source heating & cooling with heat recovery ventilation
- Bike shelters on the estate



DESTINATION	DISTANCE
BAT & BALL STATION	0.4 MILES
SEVENOAKS STATION	1.8 MILES
SEVENOAKS TOWN CENTRE	2 MILES
JUNCTION 5 M25	3 MILES
CENTRAL LONDON	24 MILES
EBBSFLEET INTERNATIONAL RAIL STATION	16 MILES
GATWICK AIRPORT	22 MILES

## Prime Location

### UNIT 2, GOYA BUSINESS PARK, SEVENOAKS

Goya Business Park, Sevenoaks is situated off Otford Road (A225) in the main commercial area in Sevenoaks, approximately 2 miles to the north of the town centre and 4 miles from Junction 5 of the M25 via the A25.

Sevenoaks mainline railway station is approximately 1.5 miles to the south with Bat & Ball Station less than half a mile walk, which takes 32 minutes to London Bridge.

### AGENT DETAILS



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