

# UNIT TO LET

4,702 ft<sup>2</sup> (436.8 m<sup>2</sup>)



6.25M CLEAR  
INTERNAL HEIGHT



TO BE  
REFURBISHED



12 PARKING  
SPACES



[www.ipif.com/sevenoaks-enterprise-centre](http://www.ipif.com/sevenoaks-enterprise-centre)

INDUSTRIAL / TRADE UNIT TO LET

**UNIT 6, SEVENOAKS** ENTERPRISE CENTRE  
BAT AND BALL ROAD, SEVENOAKS, KENT, TN14 5LJ

**IPIF**



## LOCATION

Sevenoaks Enterprise Centre is situated on Bat & Ball Road in an established Trade and Industrial location just over a mile north of the Town Centre. Accessed off the A25 at the junction with Otford Road (A225) the estate lies circa 2.5 miles to the east of the M25 j5 and opposite Bat & Ball Railway Station which provides regular services to London Bridge. Occupiers on the estate include Toolstation, Howdens, Heating Plumbing Supplies and Halfords Auto Centre.

## DESCRIPTION

The accommodation comprises of an end of terrace unit, of brick and clad construction under a shallow pitched steel portal frame roof. The ground floor warehouse has a roller shutter door and is accessed via the loading yard. The offices are separately entered from the front reception with dedicated adjacent car parking.

## SPECIFICATION

- 6.25m clear internal height
- Three phase electricity
- 12 parking spaces to the front of the unit
- First floor offices
- Electrically operated loading door
- WCs

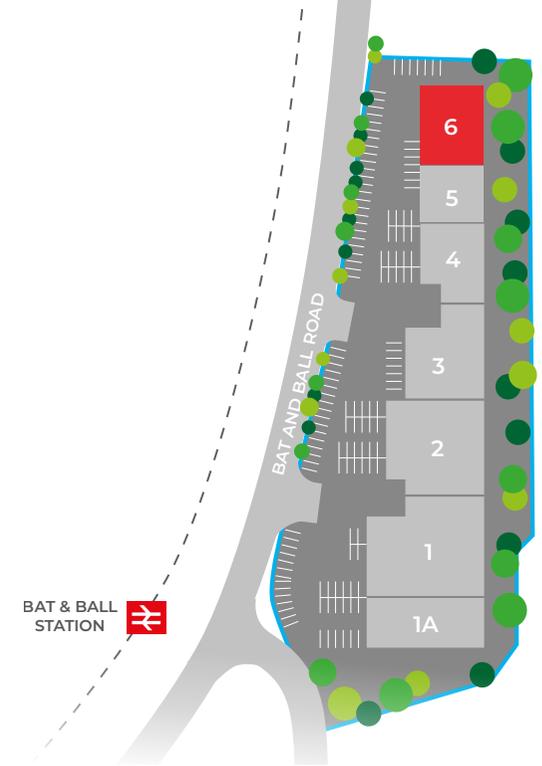
## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 6	M <sup>2</sup>	FT <sup>2</sup>	EPC
Ground Floor	388.8	4,185	C-75
First Floor	48	517	
<b>TOTAL</b>	<b>436.8</b>	<b>4,702</b>	

## LEASE TERMS

The units are available on new full repairing and insuring leases.



## BUSINESS RATES

To be reassessed.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the landlord

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