WAREHOUSE TO LET

TRAYNOR RYAN

13,000 Sq Ft (1,207.86 Sq M)

SEVENOAKS / KENT

Unit 8 Connections Business Park, Vestry Road, Otford TN14 5DF

- Short term lease only £12.13 psf
- Long lease available by negotiation
- B8
- Loading yard and separate car park
- 6 metres - clear internal height
- M25 proximity
- Ample office accommodation

LOCATION

Excellent communications allowing good access to Greater London, Dover and the M25 Orbital.

A25: 1.3 miles | M25/M26: 4.2 miles | Bat & Ball Mainline Train Station: 1 mile

DESCRIPTION

Detached warehouse with 7 metre eaves. Ample car parking to the front and spacious loading yard to the rear. Dual loading doors with heights of 4.99 metres. Spacious and pleasant office accommodation over two floors with a kitchenette and separated WCs. The unit would make a superb logistics operations base.

FLOOR AREAS

The property has a total gross internal area of 13,001 sq ft (1,207.86 sq m) having the following accommodation:

		Sq m	*Sq ft*
Ground Floor:	Warehouse GIA:	850.12	9,151
	Offices GIA:	173.85	1,871
First Floor:	Offices GIA:	173.85	1,871

LEASE & RENT

A new lease is available by negotiation.

Assignment of existing lease is available expiring 7 April 2027 at £157,710 per annum excl.

OUTGOINGS

All utilities are the responsibility of the tenant.

BUSINESS RATES

Rateable Value £121,000. Standard business rates multiplier 2024 to 2025 – 54.6 pence.

COSTS

All legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment through joint agents. Contact:

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