



## Wolfelands

High Street, Westerham, TN16 1RQ

**A selection of impressive  
office suites within a well  
managed iconic Grade II\*  
Listed building**

**528 to 3,196 sq ft**  
(49.05 to 296.92 sq m)

- Private parking
- Well managed building
- Impressive communal areas
- Suites from 528 sq ft
- Floors from 1,700 sq ft
- 1 GB Broadband throughout
- Available for 1st time in 15 years due to tenant relocation

# Wolfelands, High Street, Westerham, TN16 1RQ

## Description

Thought to have been constructed in circa 1700, Wolfelands is a fine Grade II Listed landmark building which has, in more recent years, been converted to provide some of the region's most sought after office space. Proactively managed by the locally based owners, Wolfelands is set within well maintained gardens and provides plenty of parking.

The imposing entrance leads to an impressive reception hall with access to the communal cloakrooms (with showers), recently fitted kitchen and staircases to the upper levels and the basement. The offices provide impressive suites with high quality carpets, immaculate internal decorations and modern and energy efficient LED lighting. Wolfelands benefits from high speed broadband with WiFi connections to each suite. The building currently has the benefit of a well equipped communal meeting room which is available to use by the occupiers of the building.

## Location

Westerham is a popular and attractive former market town strategically located on the A25 approximately 5 miles west of Sevenoaks and 4 miles east of Oxted. Westerham is also roughly equidistant from Junctions 5 and 6 of the M25 motorway (approx 5 miles) via the A25. The town provides a variety of local shopping, banking and restaurant facilities. Wolfelands is prominently located on the north side of the High Street (A25) just on the western edge of the town.

Westerham is currently home to a number of significant office and industrial occupiers, including St James's Place Partnership, Blagden and Aqualisa.

## Accommodation

Wolfelands provides a selection of individual and interconnecting suites of various sizes up to whole floors. The suites include: Ground floor: a suite of three intercommunicating rooms providing a total of 848 sq ft. First floor west: a stunning space with one large room together with a connecting private office with parkland views. Top floor: two refurbished suites available individually from 834 sq ft or as a whole totalling 1,700 sq ft

Floor/Unit	Description	Size	Availability
Ground	Suites 101 - 104	968 sq ft	Available
Ground	Suite 106	528 sq ft	Available
2nd	Suite 301	866 sq ft	Available
2nd	Suite 302	834 sq ft	Available

## Terms

The suites are available to rent on new leases directly from the landlord. Please contact us for up to date availability. There is a service charge payable in respect of the utilities and the upkeep of the common parts and this is being charged at £6 per sq ft for the current year, to include 1GB broadband.

## Legal Costs

To be agreed.



## Summary

Available Size	528 to 3,196 sq ft
Rent	Rent on Application
Business Rates	To be assessed. Occupiers may benefit from small business rates relief.
Service Charge	There is a service charge payable in respect of the common costs of the building. Further details on request.
EPC Rating	C (65)

## Viewing & Further Information

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or visit [karrison.co.uk](https://www.karrison.co.uk)



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