



Genesis House

1 & 2, The Grange, Westerham, TN16 1AH

**Superb open plan air
conditioned offices in the
heart of the town**

715 sq ft
(66.43 sq m)

- Second floor suite
- Open-plan work space
- Air conditioned
- Security alarm
- Private kitchen and wc
- Entryphone
- Small business rates relief to qualifying occupiers

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Description

Genesis House is a prestigious three storey building prominently situated in the heart of the town. The available second floor is to be refurbished to provide redecorated and re-carpeted flexible open plan air conditioned space overlooking the town. The offices are accessed from their own ground floor entrance via a stylish oak door with frosted glazed panels. The suite has excellent natural light from the double glazed windows and has its own private kitchen and cloakroom facilities. Private car parking is also available to the rear of the building - further details on request.

Location

Westerham is a recognised and popular business 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.

Westerham is home to many established businesses including Blagden Specialty Chemicals and Aqualisa.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Rent
2nd	Office	715	66.43	£17,875 /annum

Terms

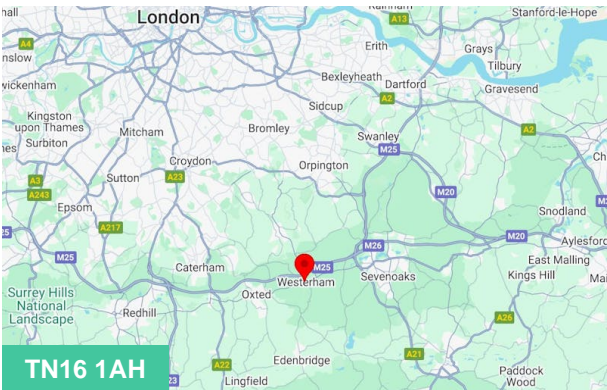
The suite is available to rent on a new lease for a term to be agreed at a rent of £17,875 per annum exclusive. An incoming occupier may benefit from maximum small business rates relief (i.e. nil rates). Further details on request.

Features

- * Air conditioned
- * Open plan
- * Perimeter trunking
- * Own private kitchenette
- * Own private wc
- * Security alarm
- * Parking

Legal Costs

Each party to pay their own legal costs.



Summary

Available Size	715 sq ft
Rent	£17,875 per annum
Rates Payable	£4,990 per annum <small>Maximum Small Business Rates Relief may apply to qualifying occupiers.</small>
Rateable Value	£10,000
Service Charge	<small>Please contact us for further details</small>
EPC Rating	E (116)

Viewing & Further Information

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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. Generated on 30/10/2025