



The Cow Shed

Squerryes Estate, Westerham, TN16 1SL

**Award winning conversion
providing offices on the
Squerryes Estate**

850 sq ft
(78.97 sq m)

- Creative environment
- Award winning conversion
- New lease available
- Exposed timbers
- Allocated parking

The Cow Shed, Squerryes Estate, Westerham, TN16 1SL

Description

The Cow Shed provides superb office space blending modern functionality with traditional features including exposed timbers and vaulted ceilings. Add to this excellent levels of car parking, a strategic location just off the A25 and a glorious country estate setting, and you have one of the best office buildings perfect for a small regional business.

The offices provide predominantly open plan space with two private rooms created by partially glazed partitioning. There is a recently upgraded kitchen area as well as male and female wcs. The unit has the benefit of allocated parking within the well maintained car park.

Location

The property is located just off the A25 along Goodley Stock Road and is close to the centre of the thriving market town of Westerham. The property is only 4 miles from Oxted with its mainline railway connections to central London via Clapham Junction. Westerham is strategically located between junctions 5 and 6 of the M25 motorway.

Accommodation

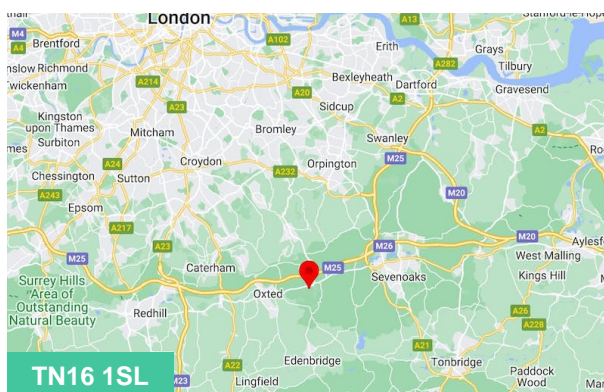
Floor/Unit	Description	Building Type	sq ft	sq m
Ground	The Cow Shed	Office	850	78.97

Terms

The property is available to rent on a new lease for a term to be agreed at an annual rent of £22,000. This is exclusive of VAT, rates and service charge. The lease will be excluded from security of tenure provision of the Landlord and Tenant Act 1954. A security deposit may be required depending on the financial strength of the proposed tenant.

Legal Costs

Each party to pay their own legal costs.



Summary

Available Size	850 sq ft
Rent	£22,000 per annum
Rates Payable	£7,734.50 per annum <small>An incoming tenant may benefit from maximum small business rates relief (ie NIL rates to pay). Verification should be sought from Sevenoaks District Council 01732 227000</small>
Rateable Value	£15,500
Service Charge	<small>There is an estate service charge for the common areas - further details are available on request.</small>
EPC Rating	D (82)

Viewing & Further Information

David Robinson

01959 580700

david.robinson@karrison.co.uk

or visit karrison.co.uk



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 19/10/2023