



14 - 16 Market Square

Westerham, TN16 1AW

**Economical & well
presented 1st floor suite of
town centre offices**

620 sq ft
(57.60 sq m)

- Town centre location
- High street frontage
- Open plan area, reception office and meeting room
- Shared wcs and kitchen
- Wood effect flooring
- Excellent natural light

Description

Brunswick House is a period building located in the heart of Westerham. The available offices are located on the first floor above the Nationwide Building Society, and are approached via a shared ground floor entrance leading to a hallway and staircase serving the upper levels. The offices comprise three interconnecting rooms with the central office currently used as a reception, with access to a larger open plan general office to the front, and a smaller room to the rear which was used by previous occupiers as meeting space.

There are male and female wcs and a tea point located off the first floor landing.

Location

Westerham is a popular and attractive small town located on the A25 approximately 5 miles west of Sevenoaks and 4 miles east of Oxted. Westerham is also 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.

Terms

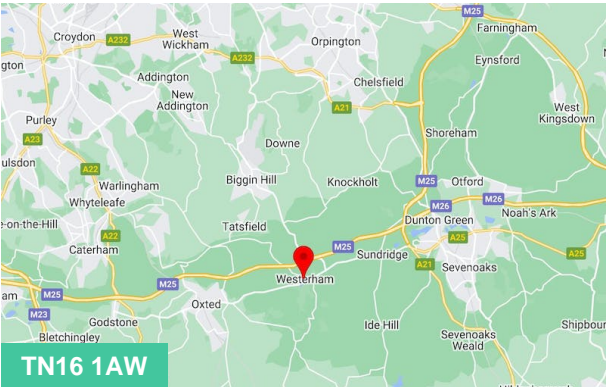
The offices are available by way of a new lease for a term to be agreed, and will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954. The rent is exclusive of VAT, business rates and a building service charge. Currently, VAT is not applicable.

Accommodation

First Floor Offices | 620 sq ft | 57.57 sq m

Legal Costs

Each party to be responsible for their own legal costs (if applicable).



Summary

Available Size	620 sq ft
Rent	£8,950 per annum
Rates Payable	£5,114.75 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	£10,250 <small>The tenant is responsible for 18% of the costs relating to the upkeep, heating, cleaning etc of the common parts. Further details on request.</small>
Service Charge	
EPC Rating	E (118)

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 17/05/2023