

OVERLOOKING SQUERRYES VINEYARDS



## Squerryes Oast

Beggars Lane, Westerham, TN16 1QP

**Stunning detached oast  
conversion providing  
exceptional offices adjacent  
to Squerryes Winery**

**985 to 2,000 sq ft**  
(91.51 to 185.81 sq m)

- Glorious setting overlooking vineyards
- Plenty of parking
- Adaptable space
- Strategic location between junctions 5 & 6 of the M25
- Adjacent to Squerryes Winery, restaurant, Vineyard Café and the Estate Deli



# Squerryes Oast, Beggars Lane, Westerham, TN16 1QP

## Description

Overlooking Squerryes Vineyard, Squerryes Oast is a distinctive two storey former Kentish style granary building and is set on the established commercial destination, home to the award winning Squerryes Winery, their acclaimed restaurant, The Squerryes Deli, the Vineyard Café and Westerham Brewery.

The property provides adaptable office space which has been specified to an excellent standard with double glazed windows, under floor heating, and perimeter trunking. A stone clad roundel provides an impressive reception entrance with stairs to the first floor, with the other roundel ideal for use as meeting rooms on the ground and first floor. The building has both male and female cloakrooms.

There is large car park providing ample parking for staff and visitors.

## Location

The property is set on the Squerryes Estate on the eastern edge of Westerham just off Beggars Lane which links the A25 to the A233.

Westerham is a recognised and popular office 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 offers an excellent range of shops, restaurants and leisure facilities.

## Accommodation

The property has the following approximate floor areas:

Name	sq ft	sq m
Ground - Reception	211	19.60
Ground - Offices	557	51.75
Ground - Roundel Office	207	19.23
Ground - Kitchen	40	3.72
1st - Offices	778	72.28
1st - Roundel Office	207	19.23
Total	2,000	185.81

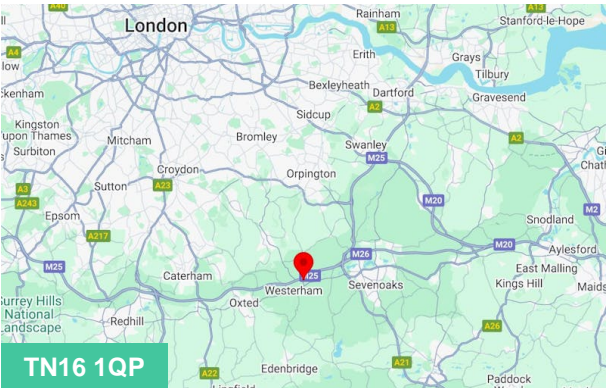
## Terms

Various suites can be made available from just under 800 sq ft or the majority of the building of 2,000 sq ft approx.

Please contact us for details of the annual rent.

In addition to the rent, VAT will be payable as well as business rates, service charge and all other normal property outgoings. The lease will be a full repairing and insuring lease excluded from Sections 24 – 28 of the Landlord & Tenant Act 1954.

On agreement of terms, new tenants will be required to provide all relevant information prescribed by HMRC in relation to the AML regulations.



## Summary

Available Size	985 to 2,000 sq ft
Rent	Rent on application
Rates Payable	£23,453 per annum <small>These suites will have to be assessed for business rates.</small>
Rateable Value	£47,000
VAT	Applicable
Estate Charge	<small>An estate charge is payable in respect of common costs.</small>
EPC Rating	Upon enquiry

## Viewing & Further Information

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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 11/11/2025



