



Brewery House (Suite 102)

High Street, Westerham, TN16 1RG

**Self contained ground floor
suite within well managed
period building**

446 sq ft
(41.43 sq m)

- Plenty of parking
- Double glazed windows
- CCTV Security
- Own kitchen
- Walking distance of town centre
- Own door from car park

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Description

Brewery House comprises a detached Grade II Listed three storey building together with a private car park. Formerly the head brewer's house of the famous Black Eagle Brewery, the building was substantially refurbished and converted to offices in the early 1990's as part of the Black Eagle Square office development. Brewery House is now a successful multi-let building home to a number of thriving businesses. The available ground floor suite has its own entrance off the car park and comprises two interconnecting spaces the smaller of which has been fitted as a kitchen and partitioned store room.

Brewery House has its own gravelled car park providing plenty of car parking.

Location

Brewery House is prominently located on the corner of the High Street and Black Eagle Close on the western side of the town. 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 equidistant from Junctions 5 and 6 of the M25 motorway (approx 5 miles) via the A25. Mainline railway connections are available at both Sevenoaks and Oxted, providing fast and frequent services to central London. The town provides a variety of local shopping, banking and restaurant facilities.

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

Specification

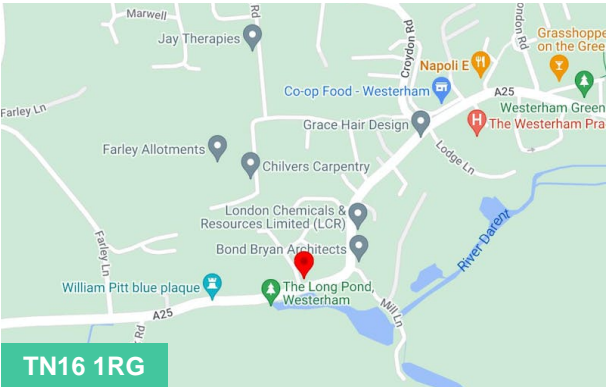
- Private car parking
- Prestigious business address
- Double glazed timber windows
- Attractive entrance foyer and staircase

Terms

The suite is available to rent on a new lease for a term to be agreed. The ingoing tenant will be required to contribute £500 + VAT towards the costs of the tenancy agreement.

Availability

Suite 102 (Ground Floor) | 446 sq ft



Summary

| | |
|----------------|---|
| Available Size | 446 sq ft |
| Rent | £11,750 per annum |
| Rates Payable | £4,790.40 per annum <small>An occupier may benefit from maximum small business rates relief, ie nil rates.</small> |
| Rateable Value | £9,600 |
| Service Charge | <small>There is a service charge to cover a fair proportion of the costs of electricity, gas, water and common costs.</small> |
| EPC Rating | D (97) |

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 10/06/2025