



## Wolfelands

High Street, Westerham, TN16 1RQ

**Impressive office suite  
within a well managed  
iconic Grade II\* Listed  
building**

**544 sq ft**  
(50.54 sq m)

- Private parking
- Inspiring countryside views
- Well managed building
- Impressive communal areas
- Up to 1 GB Broadband
- Superb natural light
- Nil business rates (to qualifying occupiers)



# Wolfelands, High Street, Westerham, TN16 1RQ

## Description

Thought to have been constructed in circa 1700, Wolfelands is a fine Grade II Listed landmark building which has, in more recent years, been converted to provide some of the region's most sought after office space. Proactively managed by the locally based owners, Wolfelands is set within well maintained grounds and provides plenty of parking.

The imposing entrance leads to an impressive reception hall with access to the communal cloakrooms (with showers), recently fitted kitchen and staircases to the upper levels and the basement. The available suite is situated on the first floor and provides impressive space with high quality carpets, immaculate internal decorations and modern and energy efficient LED lighting. Wolfelands benefits from high speed broadband with WiFi connections to each suite.

## Location

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 roughly equidistant from Junctions 5 and 6 of the M25 motorway (approx 5 miles) via the A25. The town provides a variety of local shopping, banking and restaurant facilities. Wolfelands is prominently located on the north side of the High Street (A25) just on the western edge of the town.

Westerham is currently home to a number of significant office and industrial occupiers, including Blagden Specialty Chemicals and Aqualisa.

## Accommodation

Wolfelands provides a selection of individual and interconnecting suites of various sizes up to whole floors. The suites include: Ground floor: a suite of three intercommunicating rooms providing a total of 848 sq ft. First floor west: a stunning space with one large room together with a connecting private office with parkland views. Top floor: two refurbished suites available individually from 834 sq ft or as a whole totalling 1,700 sq ft

Floor/Unit	Description	Size	Rent	Availability
1st	Suites 208-210	544 sq ft	-	Available

## Terms

The suite is available to rent on a new lease directly from the landlord. There is a service charge payable in respect of the utilities and the upkeep of the common parts and this is being charged at £6 per sq ft for the current year, to include 1GB broadband.

## Legal Costs

To be agreed.



## Summary

Available Size	544 sq ft
Rent	£14,500 per annum
Rates Payable	£5,239.50 per annum Occupiers may benefit from small business rates relief.
Rateable Value	£10,500
Service Charge	There is a service charge payable in respect of the common costs of the building. Further details on request.
EPC Rating	C (65)

## Viewing & Further Information

David Robinson  
01959 563800  
david.robinson@karrison.co.uk

or visit [karrison.co.uk](https://www.karrison.co.uk)



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