



Brewery House (Suite 102)

High Street, Westerham, TN16 1RG

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

446 to 778 sq ft
(41.43 to 72.28 sq m)

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

Brewery House (Suite 102), High Street, Westerham, TN16 1RG

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.

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Suite 102a	446	41.43
Ground	Suite 102b	332	30.84
Total		778	72.27

Specification

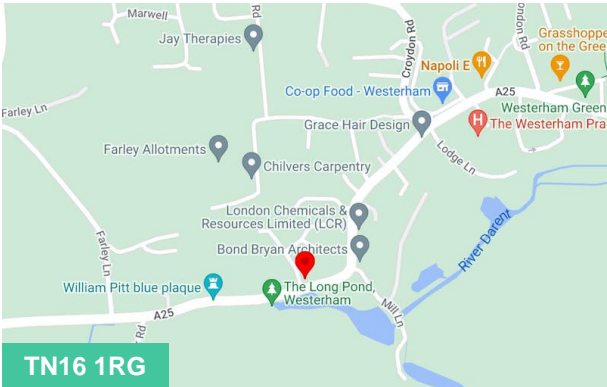
- Private car parking
- Prestigious business address
- Double glazed timber windows
- Attractive entrance foyer and staircase

Terms

Suite 102a or the combined 102a and 102b are available to rent on new leases for a term to be agreed. An ingoing tenant will be required to contribute £500 + VAT towards the costs of the tenancy agreement.

Business Rates

Each suite is separately assessed for business rates. An incoming occupier may qualify for small business rates relief.



Summary

Available Size	446 to 778 sq ft
Rent	£11,750 - £20,000 per annum
Business Rates	N/A
Service Charge	There is a service charge to cover a fair proportion of the costs of electricity, gas, water and common costs.
EPC Rating	D (97)

Viewing & Further Information

David Robinson
01959 563800
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 30/10/2025