

UNIT 12, CLEARWAYS BUSINESS CENTRE LONDON ROAD, WEST KINGSDOWN, SEVENOAKS TN15 6ES

**MODERN SINGLE STOREY END OF TERRACE OFFICE UNIT WITH ANCILLARY
STORAGE FRONTING A20 SET AROUND GATED COURTYARD**

FOR SALE FREEHOLD

983 SQ FT (91 SQ M)



LOCATION:

This end of terrace business unit has been converted into a office with ancillary storage with frontage to the A20 and easy road access.

West Kingsdown is located 5.5 miles north-east of Sevenoaks and about 7.5 miles south-east of Orpington with Junction 2 of the M20 within 2.5 miles. West Kingsdown is located on the A20 road between Swanley and Maidstone providing immediate access onto the M25, M20 and major road/motorway network.

The estate is located on the north side of West Kingsdown, close to the Brands Hatch circuit. The Estate is located on the A20 providing immediate access onto the M20 and the M25.

Unit 12 is located on the front terrace on the far right hand side as you drive in.

DESCRIPTION: The single storey business unit has been converted into an attractive quality office with ancillary storage.

The property provides a reception area off the front door which leads into the main open plan area of the building with 4 cellar offices off. There is a kitchen area together with both male & female toilets. There is a 104 sq ft (10 sq m) storage area with loading via the roller shutter door (width- 2.37m. height- 2.392m).

The offices have raised floors with access boxes for cabling, Cat 2 lighting & Cat 5 cablings. There are suspended ceilings, carpeting and central heating throughout. There is allocated external parking.

ACCOMMODATION: We have inspected and measured the property on a Gross Internal Area basis as set out below:

Floor	Use	Area Sq.Ft.	Area Sq.M.
	Offices	879	81
	Storage	104	10
Total		983 sq.ft.	91 sq.m.

FEATURES:

- Good road location situated between Junc 3 M25 and Junc 2 M20/M26.
- Prominent Estate fronting busy A20.
- Established business location close to Brands Hatch.
- End of terrace unit.
- Fitted out to quality offices with raised floor, cat 2 lighting, cat 5 cabling, suspended ceilings, carpet floor cover & central heating.
- Good mix of office space with open plan area plus 4 cellular offices.
- Rare opportunity to acquire freehold.

SERVICES: All mains services are provided, including three phase electricity, except gas.

SERVICE CHARGE: Details on request.

EPC: Band D : 90

TERMS: For Sale Freehold – Part of Title Number K810905.

**FOR FURTHER INFORMATION CONTACT DAVID M^cMEEKING AT
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