

UNIT 9, CLEARWAYS BUSINESS CENTRE LONDON ROAD, WEST KINGSDOWN, SEVENOAKS TN15 6ES

**MODERN SINGLE STOREY END OF TERRACE BUSINESS UNIT
FRONTING A20 SET AROUND GATED COURTYARD**

905 SQ FT (84 SQ M)

FOR SALE FREEHOLD



Workshop Unit for Sale Freehold

LOCATION:

This modern business unit is located on the established and well managed Clearways Business Centre 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 9 is end of terrace located at the entrance to the estate fronting the A20.

DESCRIPTION:

Clearways Business Centre comprises 12 modern single storey business units set around a central courtyard with gated entrance.

The unit is of steel portal frame construction set under pitched sheeted roofs incorporating roof lights. There is a single roller shutter door (width approx. 2.5m, height approx. x 2.5m) with single WC and Kitchenette. There is a mono pitched roof with a minimum eaves height of 2.72 m rising to 3.3 m.

There is a small office which has been carpeted with fluorescent lighting. The unit is well maintained and refurbished and redecorated ready for new occupiers.



Entrance to Clearways Business Centre and A20 fronting Units 9 & 10

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
Ground	Workshop	905	84
Total		905 Sq M	84 Sq M

FEATURES:

- Good road location situated between J3 M25 and J2 M20/M26.
- Prominent Estate fronting busy A20.
- Established business location close to Brands Hatch.
- End of terrace unit.
- Fitted out to high standard.
- Rare FREEHOLD

SERVICES: All mains services are provided, including 3-Phase electricity, except gas.

RATING: 2012/13 Rateable Value: £7,900, Rates Payable: £3,879.

SERVICE CHARGE: Details on request.

EPC: Band E : 105

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

**FOR FURTHER INFORMATION CONTACT EMMA HANDSCHUH AT:
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