

UNIT 4 THE GROVE INDUSTRIAL ESTATE, THE GROVE, PARK ROAD, SWANLEY BR8 8AJ

**MODERN LIGHT INDUSTRIAL UNIT WITH SMALL YARD ON GATED
ESTATE IN ESTABLISHED LOCATION WITH JUNCTION 3 M25 AND
JUNCTION 1 M20 WITHIN 1 MILE**

TO LET 2,689 Sq Ft (249 Sq M)



External View of Unit 4



Gated Yard

LOCATION:

The property is set at the rear of the established Grove Industrial Estate and is within walking distance of the High Street B2173 and the centre of Swanley.

Swanley is conveniently located some 4.5 miles north east of Orpington and 4.5 miles south of Dartford and is just over a mile from Junction 1a M25.

The Grove Industrial Estate is some 800m from Swanley Railway Station and some 200m from the start of the main shopping area. There is a 1 mile drive to get to Junction 3 M25 and the unit itself is less than 100 meters from B2173 High Street.

The Grove Industrial Estate can be found on the left hand side of Park Road with Unit 4 situated at the rear of the Estate.

DESCRIPTION:

The Grove Industrial Estate comprises of a new 10 unit landscaped business estate built less than 5 years ago set around a central brick paved parking and turning area.

The property is of steel portal frame construction with brick elevation with cladding above set below a pitched sheeted roof.

DESCRIPTION: Unit 4 comprises an end of terrace unit benefitting from a rear dedicated yard. **Cont...’d**
The yard could be gated if required. The ground floor provides open plan storage with WC and a kitchen area. The first floor provides 3 offices.

There is allocated parking and loading to the front of the unit.

ACCOM: The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Area Basis, as set out down below:

UNIT	FLOOR	Area (Sq Ft)	Area (Sq M)
4	Ground Floor Warehouse	1,849	171
	First Floor Offices	840	78
TOTAL	<i>We have relied on the areas supplied by the client</i>	2,689	249

FEATURES:

- Located within 1 mile of Junction 3 M25/Junction 1 M20
- Brand new business estate of just 10 units
- Gated and fenced estate
- Light Industrial B1 planning consent
- Full height loading door
- All mains services are provided, including gas and 3-Phase electricity

RATING: The Rateable Value 2013/14 is £21,250 with Rates Payable of £10,008. Interested parties should make enquiries to Sevenoaks District Council on 01732 227000.

PLANNING We have been advised the property has planning consent for B1 light industrial use

AVAILABILITY: To let on a new lease terms to be agreed. POA

EPC: Rating Band: B (28)

TO VIEW: By appointment with the joint agents:

DAVID M^cMEEKING, M^cMEEKING CHARTERED SURVEYORS
01892 536381

Or

MANDEEP CHEEMA, LINNAYS
01689 875 511