

UNIT 7 MILL PLACE, PLATT INDUSTRIAL ESTATE, MAIDSTONE ROAD, ST MARY'S PLATT, WROTHAM. SEVENOAKS. KENT TN15 8FD

**REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
AVAILABLE FROM JULY 2018**

**TO LET 7,293 Sq Ft (677 Sq M)
with 12 car parking spaces plus mezzanine**



Figure 1: External view (historic)

LOCATION:

This well-established business estate is located in St Mary's Platt on the A25, just 5 minutes' drive from Junction 2 of the M20.

Wrotham is conveniently located 7 miles east of Sevenoaks and 11 miles west of Maidstone, on the north side of the A25. The Estate is situated directly off the A25 in the small village of St Mary's Platt, close to the junction of the A25 and the A20. The property is located about 1 mile south of Junction 2 of the M20 which give immediate access onto the M25 and motorway network.

DESCRIPTION:

Platt Industrial Estate is a well-established business estate with occupiers including Freedom Group Limited, HW Martin Limited, AFI Uplift Limited & Lanes Group Ltd.

DESCRIPTION: Mill Place comprises nine individual business units set on 4.5 acres providing ample parking and loading facilities. The units are of steel portal frame construction set under a pitched roof with an internal eaves height of 15ft each with a full height electronically operated loading door.

Unit 7 comprises a single-storey mid-terraced workshop/warehouse unit situated to the eastern elevation fronting onto a secure gated yard. Internally the unit has an office and trade counter (9m by 3.7m totalling 33 sq m (358 sq ft). There are male and female WC's together with kitchenette. The unit will be newly refurbished by the outgoing tenant on their vacation and the space can be adapted to suit the incoming tenant's requirements.



Figure 2: Interior (Indicative historic)



Figure 3: External view (historic)

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

| | Area (Sq Ft) | Area (Sq M) |
|--------------|--------------------|-----------------|
| Ground Floor | 7,293 | 677 |
| Total | 7,293 sq ft | 677 sq m |

- FEATURES:**
- Popular general industrial estate with excellent links to the A25/M20/M25
 - Situated 1 mile from Borough Green with shop/railway access
 - 12 on site car parking spaces
 - Electrically operated up and over loading doors
 - 28 sq m (302 sq ft) mezzanine storage area
 - Male and female toilets and kitchenette
 - Security alarm and entry phone system
 - Secure gated yard with CCTV

| | |
|------------------|---|
| SERVICES: | Services are provided, including 3-Phase electricity. Gas is available on site. |
| EPC: | Band D - 95 |
| RATING: | The rateable value for the unit is currently £42,750 with annual rates payable of £20,477.25. For further enquiries relating to the rateable value, please contact Tonbridge and Malling Borough Council on Tel: 01732 844522 |
| TERMS: | TO LET - TERMS ON APPLICATION. |
| TO VIEW: | By appointment |

DAVID MCMEEKING
M^cMEEKING CHARTERED SURVEYORS
01892 536381

OR

ROGER DUKE
MICHAEL ROGERS
01737 230700