



TO LET

Unit 3

15 Worlds End Lane

Green Street Green

Kent

BR6 6AA

Workshop To Let

Approx. 986 Sq. Ft.



Location

The site is located just off Green Street Green High Street (A223) being a secondary trading location, predominantly serving the immediate surrounding residential area, and is anchored by a Waitrose supermarket.

The area has good transport links, with Chelsfield Train station being approximately 1 mile away and is close to the A21, which gives direct access to London to the North and the M25 motorway network (junction 4) to the South.

Description

This unit comprises workshop space, benefitting from strip lighting, double doors, with additional WC, kitchen, and storage areas.

Although currently occupied as a car repairer, It could also suit other purposes subject to the necessary permissions being in place. Additionally, it has a small secure yard, with parking for circa 6 cars.

Property Size

The property has the following approximate Gross Internal Areas (GIA):

Workshop Area	60.8 sq m – 654 sq ft
Ancillary space including W.C and kitchen	30.9 sq m – 332 sq ft
Total	91.7 sq m – 986 sq ft

Rent

£13,850 per annum exclusive.

Property Terms

The property is available to be let on a new Full repairing and insuring lease, for a term to be agreed, inside the Landlord & Tenant Act 1954.

Business Rates

The premises are not currently believed to be rated.

Planning

The property is suitable for workshop and storage use. However, the prospective tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Legal Costs

Each party to pay their own legal costs.

VAT

VAT is not applicable.

EPC

An EPC has been commissioned.

Viewing

Strictly by prior arrangement with sole agents Hindwoods: 0208 858 9303.

Ben Lewis: B.Lewis@hindwoods.co.uk



