

NORTH DOWNS BUSINESS PARK

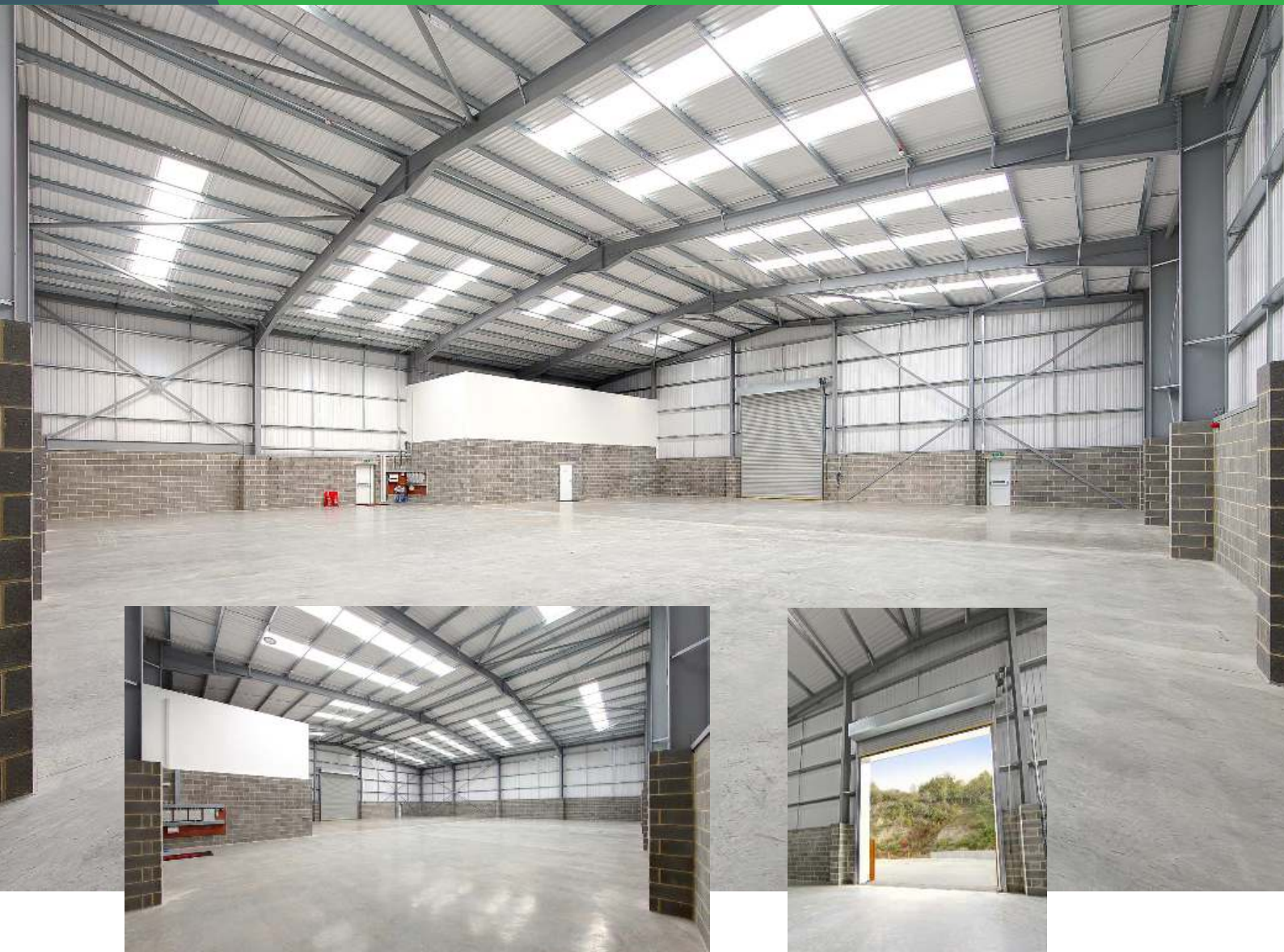
SEVENOAKS, KENT TN13 2TL



Brand New Industrial / Warehouse Unit

11,188 sq ft (1,039.4 sq m)

TO LET



NORTH DOWNS BUSINESS PARK

A desirable privately owned estate of business units providing traditional industrial and warehouse space in an attractive setting. The location benefits from good transport connections and security with excellent local amenity in the historic town of Sevenoaks.

Actively managed by the owners, this well maintained estate offers leases on full repairing and insuring terms together with a service charge levied for the upkeep of the common areas.

DESCRIPTION

Newly built detached unit of steel portal frame construction with part brick/block and part insulated profile metal cladding under an insulated pitch roof incorporating translucent roof lights with ground and first floor offices. Externally there is demised loading and parking to the front with a generous yard.



NORTH DOWNS
BUSINESS PARK



ACCOMMODATION - Unit 18

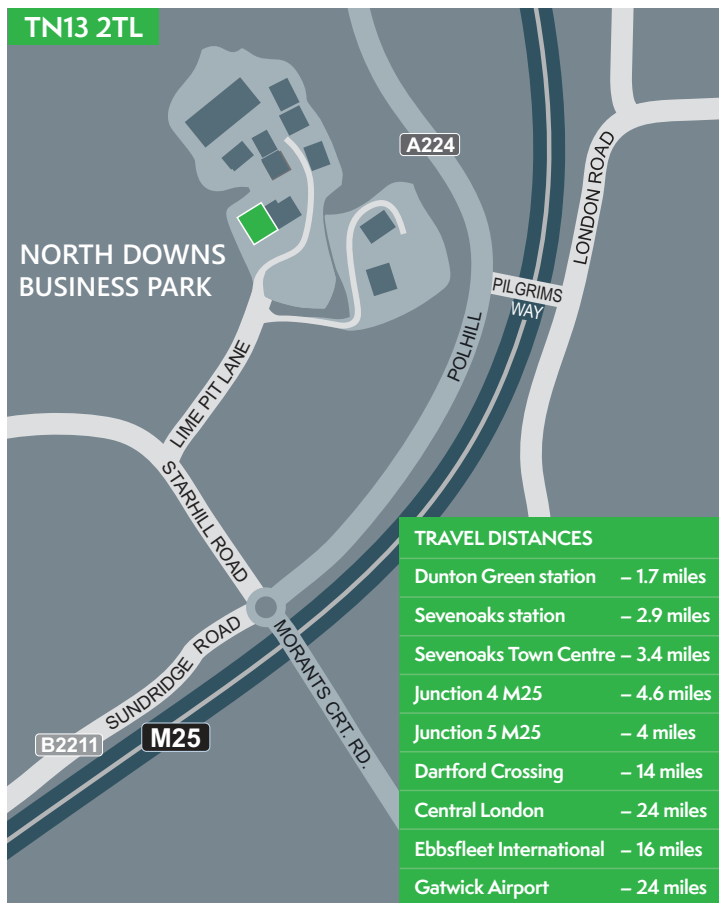
The gross internal areas are as follows:-

Warehouse/Storage	9,156 sq ft	850.6 sq m
Ground Floor Office/Amenities	1,016 sq ft	94.4 sq m
First Floor Offices	1,016 sq ft	94.4 sq m
Total	11,188 sq ft	1,039.4 sq m

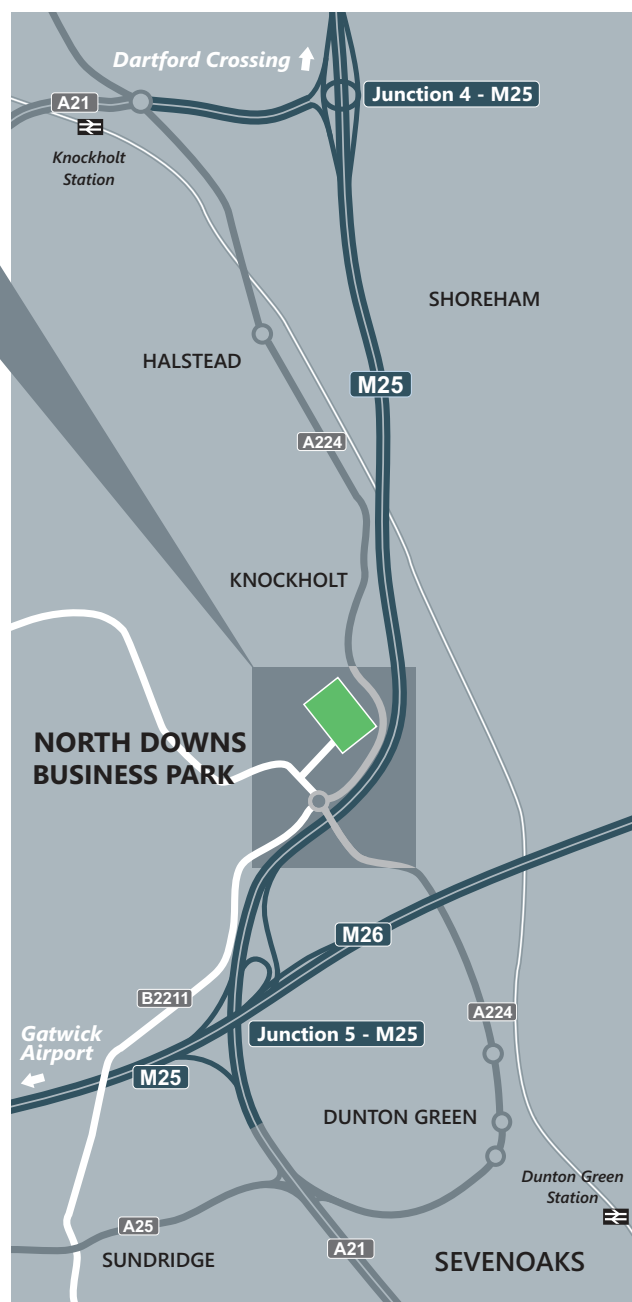


SPECIFICATION

- 10m eaves height
- Full height electric shutter door
- Secure estate with CCTV/24 hour security
- Offices: LED lighting & air conditioning
- Generous loading/car parking
- 2 electric vehicle charging points
- Separate WC's including, shower and accessible WC facilities
- Fibre optic connection
- Photovoltaic panels - 9kW expandable system
- Warehouse lighting
- Quality kitchen and break out area
- BREEAM 'Good' rating
- EPC: A-15



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LOCATION: North Downs Business Park is situated on Lime Pit Lane to the north of Dunton Green, accessed off Polhill (A224) via Starhill Road. The location offers a well-managed, secure and spacious business estate with easy access to the M25 from both J4 and J5 offering options travelling both north and south. Sevenoaks town centre is approximately 3 miles the south providing a wide variety of quality local amenity and there's a local Tesco Superstore less than 2 miles through Dunton Green.

The principal railway station is Sevenoaks on the South Eastern mainline to London Charing Cross and Blackfriars but only 1.7 miles from North Downs is Dunton Green with services to Charing Cross and Cannon Street with the additional option of Otford station serving Victoria 2.6 miles to the east and Knockholt station 3.8 miles to the north.

RENT: £131,500 per annum exclusive.

BUSINESS RATES: The property has not currently been assessed. You are however advised to make your own enquiries with Sevenoaks District Council.

VAT: Will be charged at the prevailing rate.

LEGAL COSTS: Each party to bear their own legal costs.

AGENTS DETAILS:

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