

INDUSTRIAL

**BUSINESS
SPACE
AGENCY**



FOR SALE



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

LIGHT INDUSTRIAL / WAREHOUSE UNIT OF 888 SQ FT

- **GOOD CONNECTIONS VIA ROAD NETWORK AND PUBLIC TRANSPORT**
- **THREE PHASE POWER**
- **WC FACILITIES & KITCHEN**
- **AIR CONDITIONING**
- **ELECTRIC ROLLER SHUTTER DOOR**
- **INTERNAL / EXTERNAL CCTV**

LOCATION

The Clearways Business Centre is located on the north side of West Kingsdown, with excellent transport links to the M20 and M25. The estate also benefits from its close proximity to areas such as Sevenoaks (5.5 miles), Orpington (7.5 miles), Dartford (9 miles). Eynsford railway station is nearby and provides services to London Blackfriars.

DESCRIPTION

The property is an end terrace unit of brick construction. The unit benefits from three phase power, hot water, and air conditioning. There is a storage area accessed directly by a 2.4 x 2.4m electric roller shutter.

Internally the property has the benefit of fluorescent lighting, suspended ceilings, laminate / carpeted flooring, kitchen and WC.

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ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis as follows:

FLOOR	SQ FT	SQ M
UNIT 9		
Ground Floor	888	82.54
TOTAL	888	82.54

TERMS

The property is available to purchase freehold at a quoting price of £240,000 subject to VAT.

RATEABLE VALUE

The property is assessed for 2018/19 business rates as follows:

Workshop & Premises £7,100

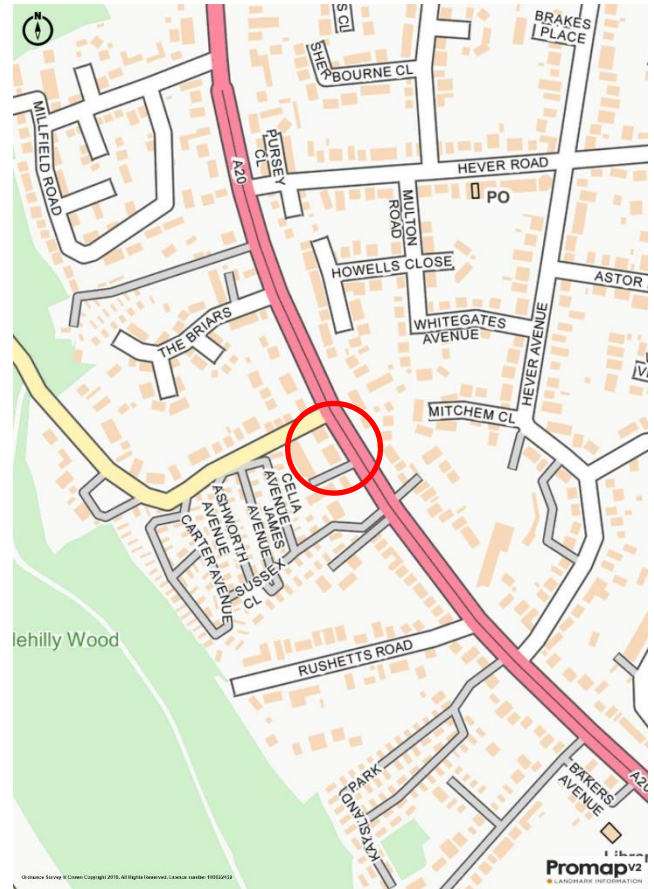
Businesses may be eligible for Small Business Rates Relief (SBRR) if the premises occupied are their only trading address. Interested parties are advised to contact Sevenoaks District Council in regard to exact rates payable.

SERVICE CHARGE

Details upon request.

VAT

The rent and all associated costs will be subject to VAT at the prevailing rate.



ENERGY PERFORMANCE CERTIFICATE

UNIT 9 9467-3042-0671-0600-5805 E-105

CONTACT

For further details on these and many other available properties please contact:

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