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KARRISON
PROPERTY



TO LET

OFFICE / CLASS E – 2,311 SQ FT (214.69 SQ M)
Squerries Oast, Beggars Lane, Westerham, Kent, TN16 1QP

DESCRIPTION

Located in the heart of the Squerries Vineyard, Squerries Oast is a distinctive two storey former Kentish style granary building and is set on the established commercial destination, home to the award winning Squerries Winery, their acclaimed restaurant, The Squerries Deli, the Vineyard Café and Westerham Brewery.

The property provides adaptable office space which comprises open plan office space plus roundels at ground and 1st floor levels.

The building would suit continued use as offices, or may suit alternative Class E uses, subject to compatibility with other occupiers on site.

LOCATION

The property is set on the Squerries Estate on the eastern edge of Westerham just off Beggars Lane which links the A25 to the A233.

Westerham is a recognised and popular office location strategically situated on the A25 approximately 5 miles west of Sevenoaks and 4 miles east of Oxted. The town is roughly equidistant from junctions 5 & 6 of the M25 motorway (approx 5 miles) via the A25. Mainline railway connections are available at both Sevenoaks and Oxted providing frequent services to Central London. Westerham offers an excellent range of shops, restaurants and leisure facilities.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Reception	125	11.58
Ground Floor Tea Point	52	4.84
Ground Floor Roundel	179	16.61
Ground Floor Office	538	49.99
1 st Floor Roundel	179	16.61
1 st Floor Main Office	1230	114.26
TOTAL	2,311	214.69

AMENITIES

- New LED Lighting
- Newly redecorated throughout
- Newly carpeted
- New Kitchenette
- Refurbished WCs
- Ample car parking
- Unique setting amongst Squerries vineyards
- Adjacent to Squerries Winery, Restaurant, Vineyard Café and the Estate Deli

RENT

£25.00 per sq ft

RATES

The rateable value will need to be reassessed.

Parties should make their own enquiries with Sevenoaks District Council business rates department.

SERVICE CHARGE

There will be a service charge levied for the upkeep of the common, structural and external elements of the building and of the site.

VAT

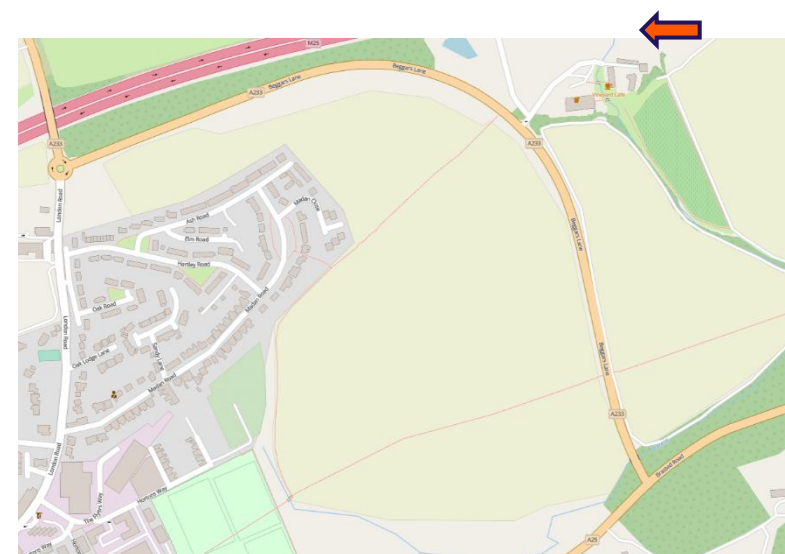
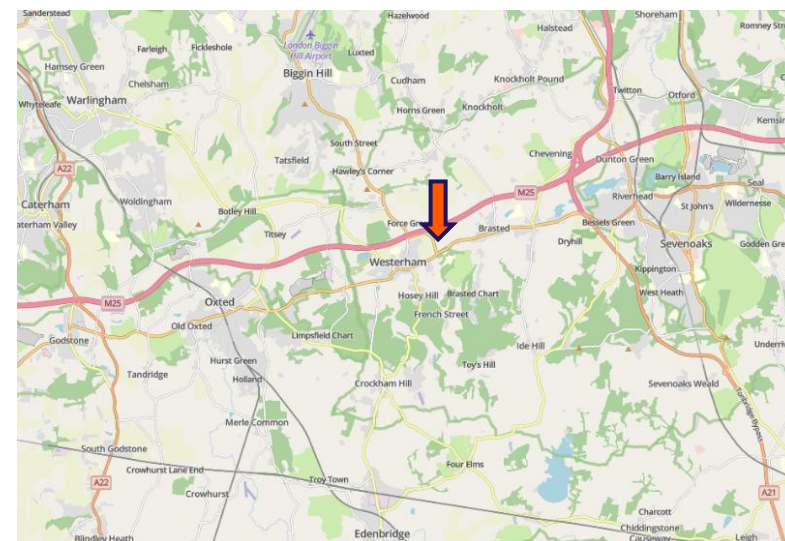
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B-45.



VIEWINGS – 01732 606 100

Thomas Tarn

t: 07943 579 296

e: ttarn@shw.co.uk

Bradley Williams

t: 07738 890302

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PHOTOS



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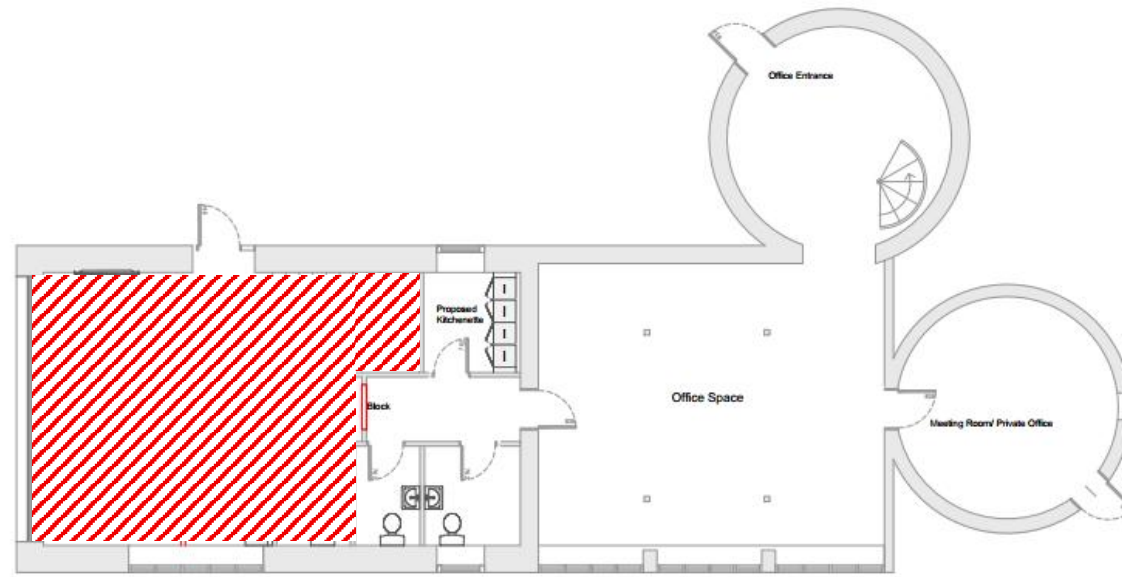


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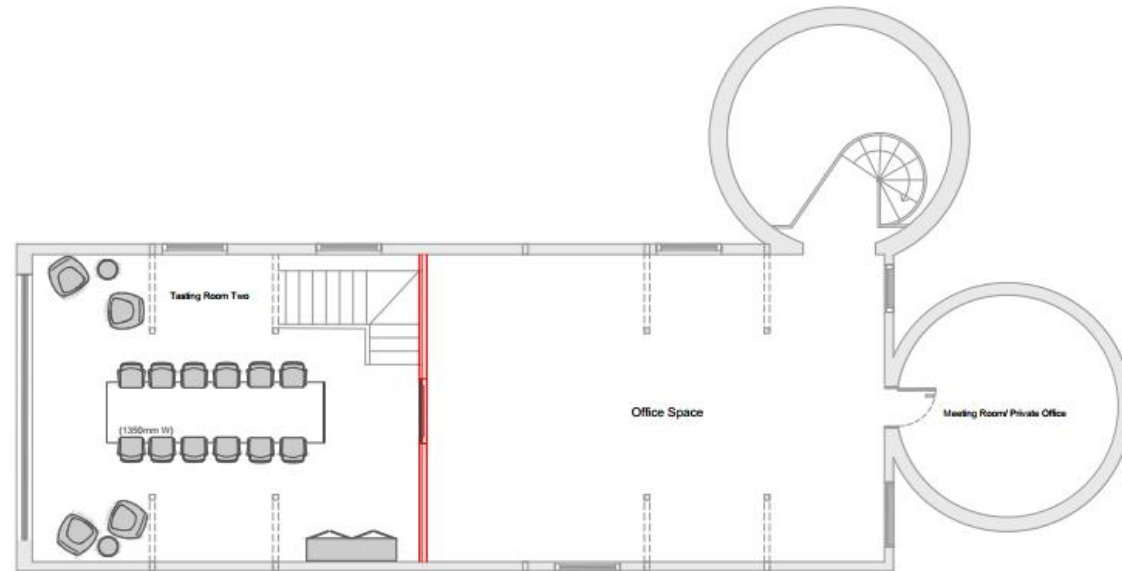
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FLOORPLANS

NOTE: HASHED AREAS NOT DEMISED-
TO BE RETAINED BY THE SQUERRYES ESTATE.



GROUND FLOOR



FIRST FLOOR

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