

# goya business park sevenoaks

20%  
PRE-LET

74,138 sq.ft Warehouse  
& Industrial Units

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**READY!**  
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**Ready for occupation**

The Moor Road, Sevenoaks, Kent TN14 5GY  
[www.gbpsevenoaks.co.uk](http://www.gbpsevenoaks.co.uk)

**Goya**  
goyadevelopments.co.uk



## **Goya Developments**

### Trade & Warehouse Development

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A new warehouse/industrial development totalling up to 74,138 sq ft, offering 8 adaptable units to suit all of your business needs.

Goya Business Park, Sevenoaks, is situated on The Moor Road off Otford Road (A225) and adjacent to the Vestry Trading Estate, which is the main commercial location for trade and retail operators in the area. Other occupiers close by include Sainsburys, Aldi, Homebase, Halfords, Drakes, Magnet and Screwfix.

The scheme provides units from 5,689 sq ft (529 sq m) up to 74,138 sq ft (6,887 sq m) and will offer energy saving technologies to create a potential 10% saving in energy consumption over a 2014 building.



## Site Plan

### Flexible Units

UNIT	GROUND GEA ft <sup>2</sup>	FIRST GEA ft <sup>2</sup>	TOTAL GEA SQ.FT	TOTAL GEA SQ.M
1	LET TO BOOKBLOCK		6,954	646
2	4,875	814	5,689	529
3	LET TO BODIWORK BY DEVEY		7,672	713
4	6,268	1,008	7,276	676
5	4,929	915	5,844	543
6	11,033	1,875	12,908	1,199
7	10,046	1,623	11,669	1,084
8	13,887	2,239	16,126	1,498
<b>TOTAL</b>	<b>63,206</b>	<b>10,932</b>	<b>74,138</b>	<b>6,887</b>





## Unique To You

### SPECIFICATION

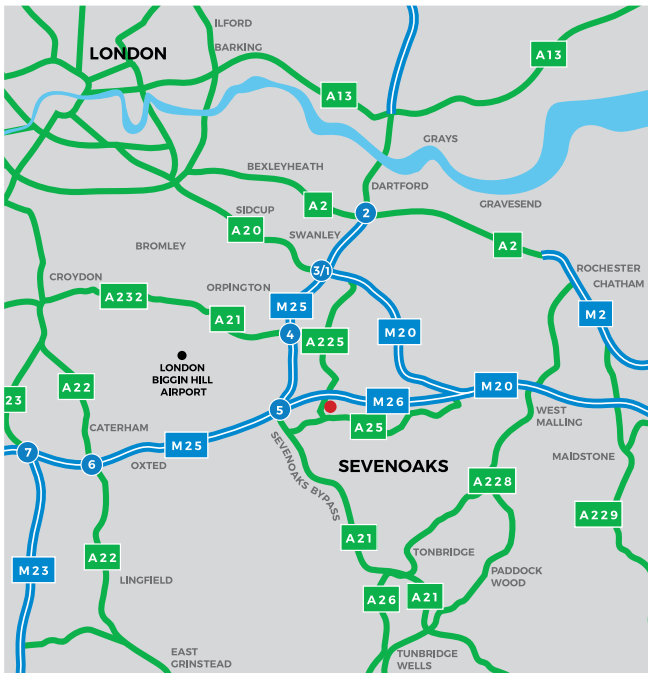
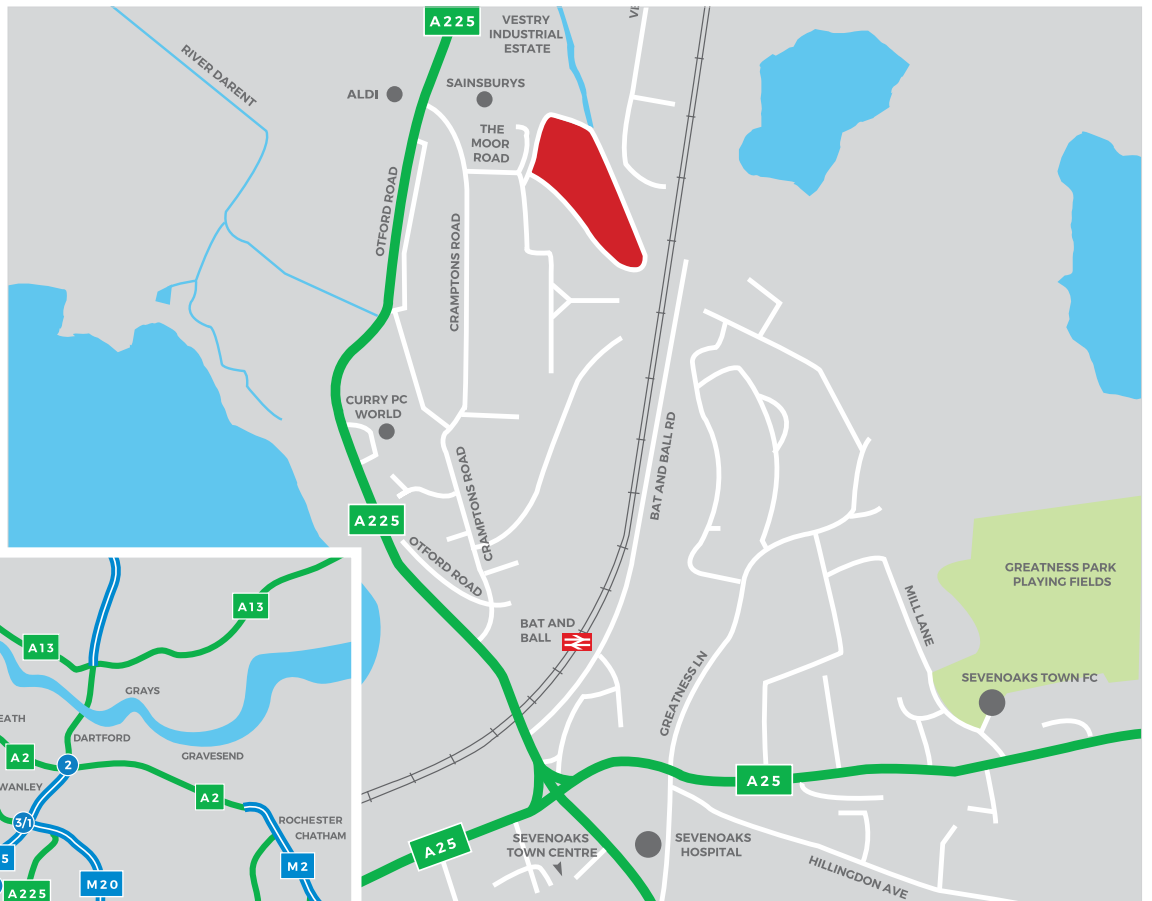
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- EPC rating of A
- 6.5m and 8.5m eaves height for units 1-5 and units 6-8 respectively
- 37.5kN/m<sup>2</sup> minimum warehouse floor loading
- Electric roller shutter loading doors
- Fully carpeted and heated offices
- Entrance lobbies have ceramic tiles, brushed metal ironmongery, vertical radiators and walnut veneer solid doors

### ECO-INITIATIVES

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- The scheme shall achieve a minimum 10% Carbon reduction through the use of on-site Low & Zero Carbon technologies
- Photovoltaic panels
- Tighter construction tolerance to minimise heat loss
- 13% roof lights for increased natural lighting
- Electric car charging points are provided
- Air source heating & cooling with heat recovery ventilation
- Bike shelters



DESTINATION	DISTANCE
BAT & BALL STATION	0.4 MILES
SEVENOAKS STATION	1.8 MILES
SEVENOAKS TOWN CENTRE	2 MILES
JUNCTION 5 M25	3 MILES
CENTRAL LONDON	24 MILES
EBBSFLEET INTERNATIONAL RAIL STATION	16 MILES
GATWICK AIRPORT	22 MILES

## Prime Location

### GOYA BUSINESS PARK, SEVENOAKS

Goya Business Park, Sevenoaks is situated off Otford Road (A225) in the main commercial area in Sevenoaks, approximately 2 miles to the north of the town centre and 4 miles from Junction 5 of the M25 via the A25.

Sevenoaks mainline railway station is approximately 1.5 miles to the south with Bat & Ball Station less than half a mile walk, which takes 32 minutes to London Bridge.

### AGENT DETAILS



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# GOYA BUSINESS PARK

The Moor Road, Sevenoaks, Kent TN14 5EQ

## AVAILABILITY SCHEDULE

UNIT	TOTAL GEA SQ. FT.	QUOTING RENT	PSF
1			LET
2	5,689	£76,802	UNDER OFFER
3			LET
4	7,276	£98,226	£13.50
5			LET
6	12,908	£174,258	£13.50
7	11,669	£157,532	£13.50
8	16,126	£217,701	£13.50
<b>TOTAL</b>	<b>74,138</b>		

- Rents exclusive of VAT at 20%
- The above quoting terms are based on a new 10 year full repairing and insuring lease
- Incentive packages available based upon lease terms and covenant strength
- Schedule should be read in conjunction with agent's particulars
- Floor areas taken from architect's layout plans and are gross external approx.



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