

INDUSTRIAL

BUSINESS
SPACE
AGENCY



TO LET



MERIDIAN HOUSE, PARK ROAD INDUSTRIAL ESTATE, PARK ROAD, SWANLEY, KENT BR8 8AH

SINGLE STOREY INDUSTRIAL / BUSINESS UNIT OF 2,573 SQ FT

- ESTABLISHED TRADING ESTATE
- SWANLEY STATION 10 MINUTES WALK
- 3.75M HIGH ROLLER SHUTTER DOOR
- 3 PHASE POWER
- PRIVATE PARKING FOR 8-10 CARS
- 3 YEAR LEASE AVAILABLE

LOCATION

The premises are located off Park Road within an established trading estate. Swanley train station is 10 mins walk and provides direct services to London Victoria station (40 mins).

Meridian House is less than 1 mile from J3 M25 and benefits from excellent transport links with the A20/A2 and M2/M20 providing access into Central London and South London.

DESCRIPTION

The property comprises a single story industrial/business unit of rendered brick elevations under a pitched (slate) roof.

Internally, the accommodation comprises a large clear span area with reception, kitchen and WC facilities. The unit benefits from mains water, three phase power and private parking for 8-10 cars with both pedestrian and double door loading facilities.

Access is gained through double doors situated in the middle of the unit.

WELL PLACED

PROPERTY ADVISORS



MERIDIAN HOUSE, PARK ROAD INDUSTRIAL ESTATE, PARK ROAD, SWANLEY, KENT BR8 8AH

SINGLE STOREY INDUSTRIAL / BUSINESS UNIT OF 2,573 SQ FT

ACCOMMODATION

FLOOR	SQ FT	SQ M
MERIDIAN HOUSE		
Office / Workshop	1,946	180.77
Kitchen	597	55.47
Reception	390	36.28
TOTAL	2,573	272.52

TERMS

The unit is available on a new full repairing and insuring excluded lease for a term to be agreed. The property is available to let at a rent of £26,000 per annum. Lease to be outside the Landlord & Tenant Act.

RATEABLE VALUE

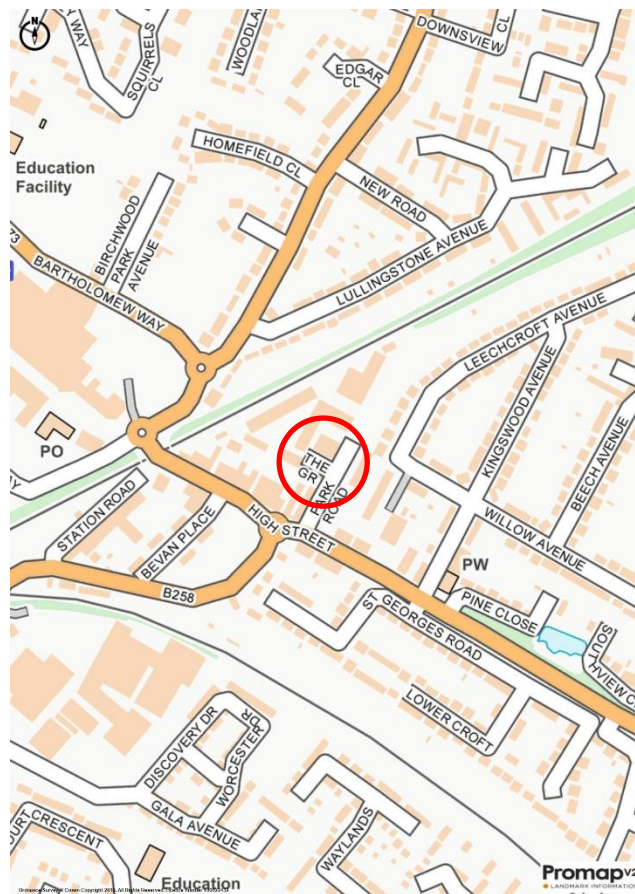
With effect from 1st April 2017 the premises are assessed as having a Rateable Value as follows:

Warehouse and premises £17,500

Interested parties are advised to contact Sevenoaks Council for verification of rates payable.

SERVICE CHARGE

Insurance is recovered annually



ENERGY PERFORMANCE CERTIFICATE

MERIDIAN HOUSE 9221-3092-0732-0793-1695 -101

CONTACT

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

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