

**SHW**

**MAKING  
PROPERTY  
WORK**  
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**KARRISON**  
PROPERTY



**TO LET**

**OFFICES WITH PARKING**

**157 – 2,331 SQ FT (37.34 – 216.48 SQ M)**

**General Wolfe House, 83 High Street, Westerham, Kent, TN16 1PG**

**DESCRIPTION**

General Wolfe House is a modern three storey office building on a self-contained site set back from the High Street (A25) only a short walk from Westerham town centre. The building has the benefit of a large private car park to the front and well maintained and presentable common parts including male and female cloakrooms.

There are 4 suites available in the building as follows:

Suite 301B is a newly refurbished air conditioned small suite that would suit 2-3 people seeking a smart, professional private office.

Suite 201 is a predominantly open-plan air-conditioned suite with a glazed meeting room in situ. Available soon.

Suite 203 is a mid-sized air-conditioned suite with a small tea point in situ. Available soon.

Suite 101B is a ground floor air conditioned suite with a dedicated kitchenette.

**LOCATION**

Westerham is a popular and attractive small town located on the A25, approximately 5 miles west of Sevenoaks, and 4 miles east of Oxted. Westerham is also 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.

**ACCOMMODATION (NET INTERNAL AREA)**

	PARKING	SQ FT	SQ M
Suite 301B	1	157	14.58
Suite 201	6	1,334	123.91
Suite 203	2	402	37.34
Suite 101B	2	438	40.65
<b>TOTAL</b>		<b>2,331</b>	

**AMENITIES**

- Bright attractive space
- Air Conditioning
- Suspended Ceilings
- Private Car Park (See allocation in table).
- Walking Distance of Town Centre
- Freshly redecorated

**RENT**

Suite 301B: £4,000 per annum exclusive

Suite 201: £30,000 per annum exclusive

Suite 203: £10,000 per annum exclusive

Suite 101B: £11,000 per annum exclusive

**RATES**

Suite 301B: To be assessed. Occupiers may benefit from Small Business Rates Relief.

Suite 201: RV: £28,000. Estimated rates payable £12,376 per annum.

Suite 203: RV: £9,200. Estimated rates payable £4,066 per annum. Occupiers may benefit from Small Business Rates Relief.

Suite 101B: To be assessed. Occupiers may benefit from Small Business Rates Relief.

**SERVICE CHARGE**

There is a service charge payable in respect of the common costs of the building. Estimated £5.00 per sq ft

**VAT**

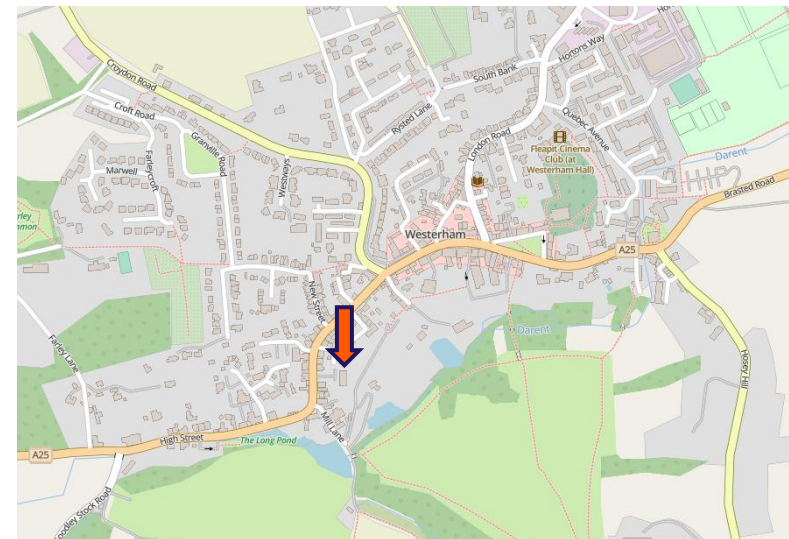
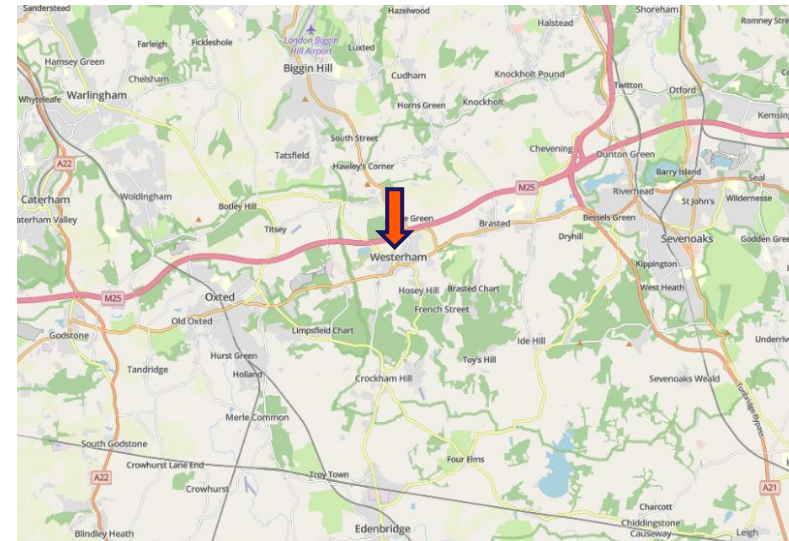
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



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**VIEWINGS – 01732 606 100**

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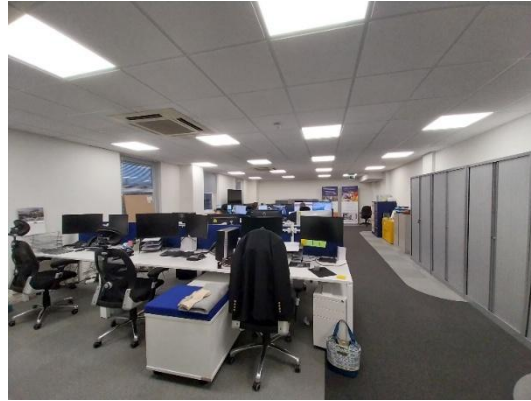
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SUITE 301B



SUITE 201



SUITE 203



SUITE 101B



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