

COMING SOON



## Squerryes Oast

Beggars Lane, Westerham, TN16 1QP

**Stunning detached oast  
conversion providing  
exceptional offices adjacent  
to Squerryes Winery**

**2,354 to 2,906 sq ft**  
(218.69 to 269.98 sq m)

- Glorious setting overlooking vineyards
- Plenty of parking
- Adaptable space
- Strategic location between junctions 5 & 6 of the M25
- Part of the Squerryes Estate

# Squerrys Oast, Beggars Lane, Westerham, TN16 1QP

## Description

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

The property provides adaptable office space which has been specified to an excellent standard with double glazed windows, under floor heating, and perimeter trunking. A stone clad roundel provides an impressive reception entrance with stairs to the first floor, with the other roundel ideal for use as meeting rooms on the ground and first floor. The current tenants have made some adaptations including a fully fitted kitchen and staff break-out area on the ground floor. The building has both male and female cloakrooms as well as a shower room.

There is large car park providing ample parking for staff and visitors.

## Location

The property is set on the Squerrys 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

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Reception	211	19.60
Ground - Office 1	557	51.75
Ground - Roundel	207	19.23
Ground - Office 2	393	36.51
1st - Office 3	1,330	123.56
1st - Roundel	207	19.23
<b>Total</b>	<b>2,905</b>	<b>269.88</b>

## Terms

The property is available to lease from October 2025 on the following terms:

Entire Building: 2,905 sq ft

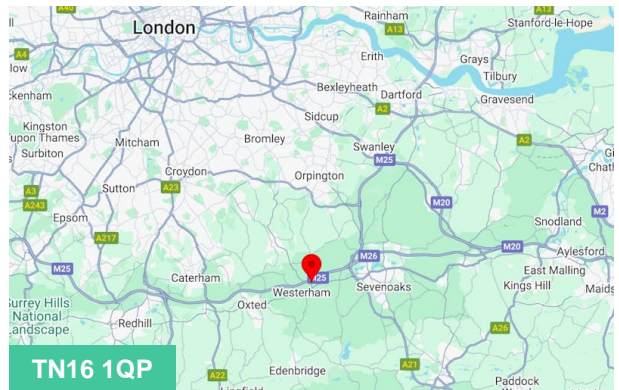
or

Entire building less a small first floor suite: 2,354 sq ft

Please contact us for details of the annual rent.

In addition to the rent, VAT will be payable as well as business rates, service charge and all other normal property outgoings. The lease will be a full repairing and insuring lease excluded from Sections 24 – 28 of the Landlord & Tenant Act 1954.

On agreement of terms, a new tenant will be required to provide all relevant information prescribed by HMRC in relation to the AML regulations.



## Summary

<b>Available Size</b>	2,354 to 2,906 sq ft
<b>Rent</b>	non-quoting
<b>Rates Payable</b>	£23,453 per annum
<b>Rateable Value</b>	£47,000
<b>VAT</b>	Applicable
<b>Estate Charge</b>	An estate charge is payable in respect of common costs.
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information

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or visit [karrison.co.uk](https://www.karrison.co.uk)



Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 04/07/2025