



4 Churchill Court,  
Westerham, TN16 1BT

**OFFICES**

**TO LET**

## PROPERTY SUMMARY

- Modern ground floor office premises to let
- Fitted out to an exceptionally high standard
- Between Junctions 5 & 6 of the M25
- Ample on site parking
- Total net internal area 1,422 sq.ft (132.11 sq.m)
- New lease available at £29,900 per annum exclusive

## LOCATION

Churchill Court is situated within the established commercial district of Westerham, just to the north of the town centre. The town is a recognised business location lying on the A25, approximately 5 miles west of Sevenoaks and 4 miles east of Oxted. It is positioned almost equidistant between Junctions 5 and 6 of the M25, both of which are accessed via the A25. Mainline rail services to Central London are available from Sevenoaks and Oxted stations.

## DESCRIPTION & ACCOMMODATION

The property has recently undergone a comprehensive refurbishment and is arranged to provide mainly open plan accommodation with high quality glazed partitions forming several private offices and a meeting room. Specification includes raised access floors, suspended ceilings with LED lighting, air conditioning and heating, security grills, roller blinds to windows and upgraded kitchen and male and female WC facilities.

DESCRIPTION	SQ FT	SQ M
Office	1,292	120.03
Kitchen	130	12.08
<b>TOTAL</b>	<b>1,422</b>	<b>132.11</b>

Parking: 6 allocated spaces with potential for more

## TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £29,900 per annum exclusive.  
**Subject to contract**

## VAT

We understand VAT is applicable to the rent.

## RATES

The 2023 Rateable Value for the premises is £17,250. The current UBR is 49.9 pence in the £. For further information in this regard please contact Sevenoaks Council

**EPC** - The property has an EPC of C (52)

**LEGAL COSTS** - Each party is to bear their own legal costs

**For further information or to view please contact**

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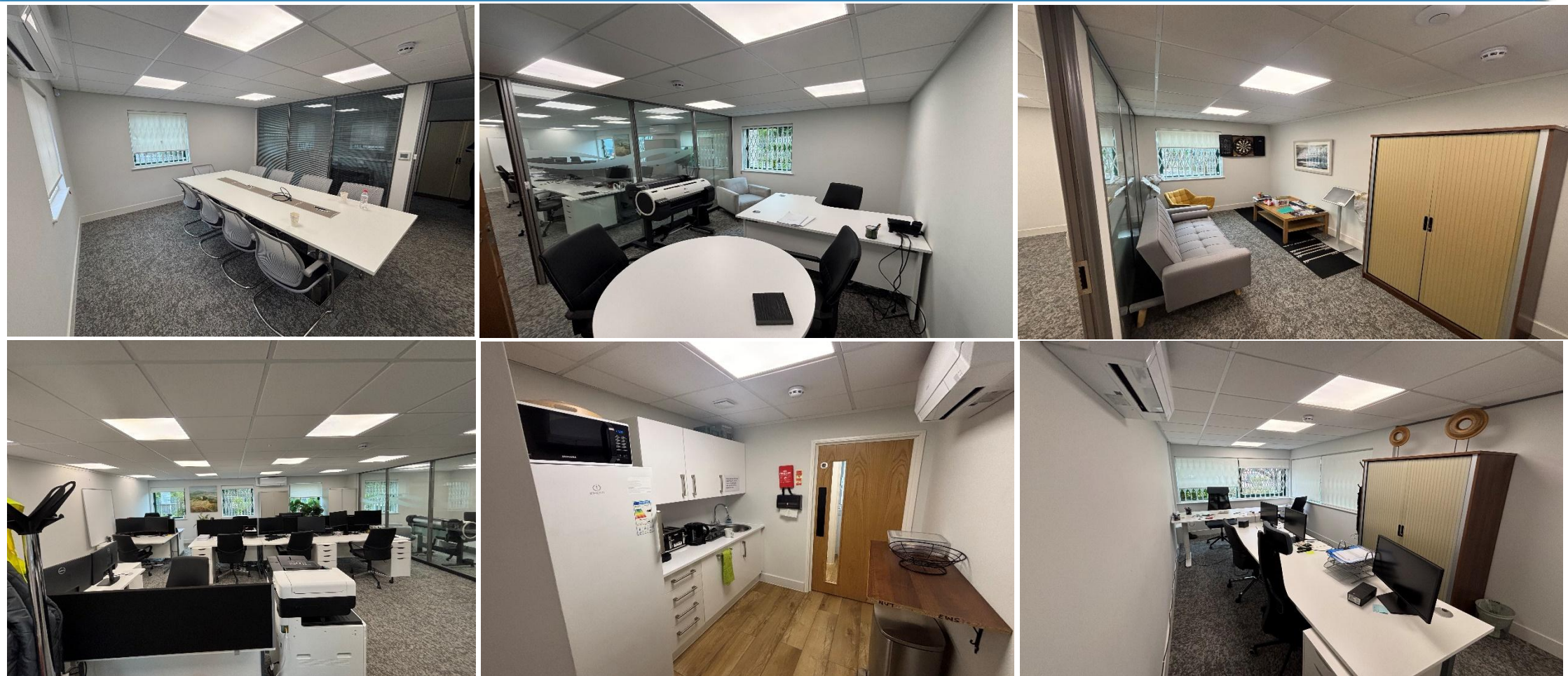
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