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KARRISON
PROPERTY



TO LET

OFFICE – 544 SQ FT (50.54 SQ M)

Wolfelands, High Street, Westerham, Kent, TN16 1RQ

DESCRIPTION

Thought to have been constructed in circa 1700, Wolfelands is a fine Grade II Listed landmark building which has, in more recent years, been converted to provide some of the region's most sought after office space. Proactively managed by the locally based owners, Wolfelands is set within well maintained grounds and provides plenty of parking.

The imposing entrance leads to an impressive reception hall with access to the communal cloakrooms (with showers), recently fitted kitchen and staircases to the upper levels and the basement. The available suite is situated on the first floor and provides impressive space with high quality carpets, immaculate internal decorations and modern and energy efficient LED lighting. Wolfelands benefits from high speed broadband with WiFi connections to each suite.

LOCATION

Westerham is a popular and attractive former market town strategically located on the A25 approximately 5 miles west of Sevenoaks and 4 miles east of Oxted. Westerham is also roughly equidistant from Junctions 5 and 6 of the M25 motorway (approx 5 miles) via the A25. The town provides a variety of local shopping, banking and restaurant facilities. Wolfelands is prominently located on the north side of the High Street (A25) just on the western edge of the town.

Westerham is currently home to a number of significant office and industrial occupiers, including Blagden Specialty Chemicals and Aqualisa.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
1 st Floor	544	50.54

AMENITIES

- Private parking
- Inspiring countryside views
- Well managed building
- Impressive communal areas
- Up to 1 GB Broadband
- Superb natural light
- Nil business rates (to qualifying occupiers)

RENT

£14,500 per annum exclusive.

RATES

Rateable value - £10,500 (2026).

Occupiers may benefit from Small Business Rates Relief, but should make their own enquiries of Sevenoaks District Council Business Rates

SERVICE CHARGE

There is a service charge payable in respect of the common costs of the building. Further details on request.

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

James Clement

t: 07961 231 286

e: jclement@shw.co.uk

Thomas Tarn

t: 07943 579 296

e: ttarn@shw.co.uk



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PHOTOS



Main Office Area



Meeting Room / Private Office



Entrance Lobby / Current Tea Point



Building Entrance Hall



Shared Break-out Space



Shared Kitchen

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