

**TOWN CENTRE OFFICES**



## Winterton House

Market Square, Westerham, TN16 1AJ

**Town centre offices suites  
with private parking**

**225 to 960 sq ft**  
(20.90 to 89.19 sq m)

- Character building
- Bright & professional space
- Car parking
- Air cooling
- Refurbished entrance hall

# Winterton House, Market Square, Westerham, TN16 1AJ

## Location

Winterton House is situated in the heart of the historic town of Westerham, fronting the southern side of the High Street (A25), close to local shops, restaurants and public parking. The town 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.

## Description

Winterton House is an attractive Grade II Listed period building of traditional construction with painted rendered elevations beneath a pitched and slate covered roof. The building is owned and maintained to a high standard by a locally based landlord. There is side access to the rear car park and the main pedestrian entrance is to the front of the building.

The ground floor entrance hall and wcs have recently been refurbished to include new lighting, flooring and decorations.

The available suites provide extremely bright space with LED lighting, carpeting, some compartmental skirting trunking, some air conditioning / comfort cooling & heating, intruder alarm and kitchens. The first floor west suite has two principal office areas, a small private office, a large kitchen/staff area and a small comms cupboard. Heating is via an existing system of radiators.

## Accommodation

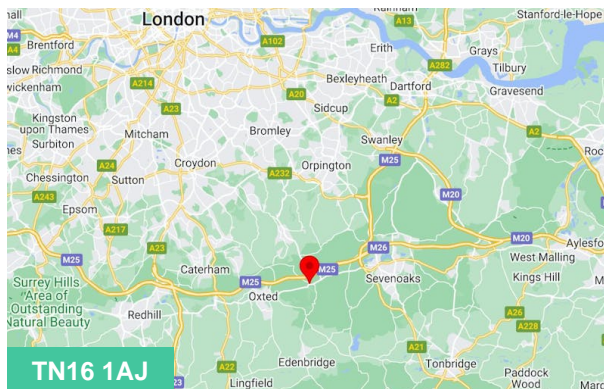
Floor/Unit	Description	sq ft	sq m	Rent
Ground	Front	225	20.90	£5,400 per annum
1st	West Suite	960	89.19	£18,000 per annum

## Terms

The suites are available on new effective fully repairing and insuring leases, for a term to be agreed. A deposit may be required subject to the financial status of the proposed tenant.

## VAT

The rent is not currently subject to VAT, and the landlord has no plans to change the VAT status of the building.



## Summary

<b>Available Size</b>	225 to 960 sq ft
<b>Rent</b>	£450 - £1,500 per month + service charge
<b>Business Rates</b>	The suites will require separate assessment.
<b>Service Charge</b>	A service charge is payable for the upkeep of the common parts. Further details on request.
<b>EPC Rating</b>	EPC exempt - Listed building

## Viewing & Further Information

**David Robinson**

01959 563800

david.robinson@karrison.co.uk

or visit [karrison.co.uk](http://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 01/04/2024