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PROPERTY



**TO LET**

**OFFICE – 544 SQ FT (50.54 SQ M)**

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

**DESCRIPTION**

Wolfelands is an attractive Grade II\* Listed landmark building which has been converted to provide high quality office suites.

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 WCs (with showers), recently fitted kitchen and break out area.

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. There are excellent views out across the surrounding countryside.

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 <sup>st</sup> Floor	544	50.54

**AMENITIES**

- High ceilings
- Suspended lighting
- Perimeter trunking
- Video entryphone system
- Impressive building entrance hall
- Shared kitchen
- Shared break out area
- Call booth in common areas
- Communal WCs
- Showers
- Private parking
- Up to 1 GB Broadband

**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 department.

**SERVICE CHARGE**

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

**VAT**

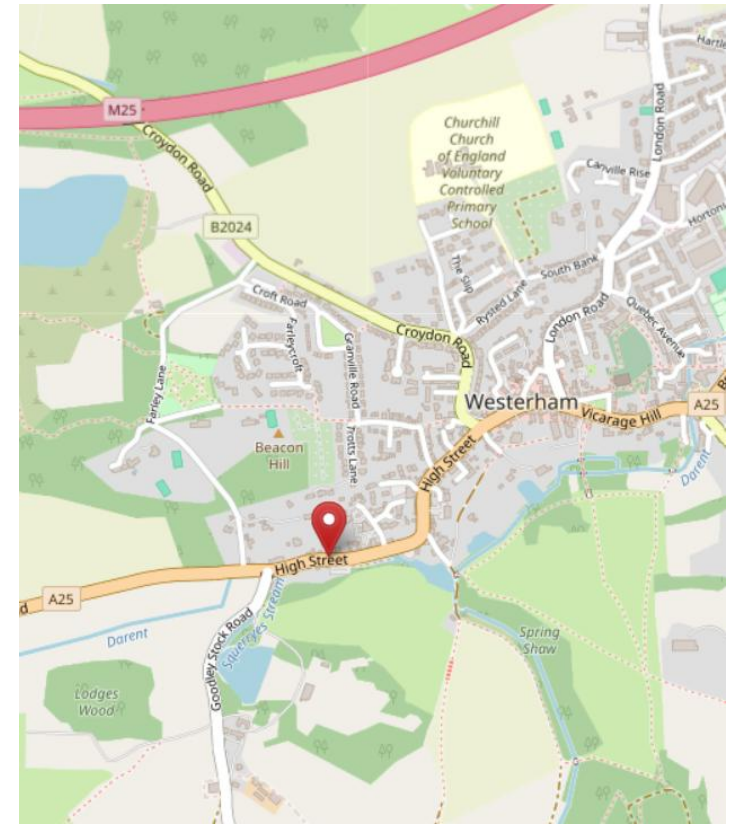
VAT will be chargeable on the terms quoted.

**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**

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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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