

SHW

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KARRISON
PROPERTY



TO LET

OFFICES WITH PARKING

157 – 2,330 SQ FT (37.34 – 216.48 SQ M)

General Wolfe House, 83 High Street, Westerham, Kent, TN16 1PG

DESCRIPTION

General Wolfe House is a modern three storey office building on a self-contained site set back from the High Street (A25) only a short walk from Westerham town centre. The building has the benefit of a large private car park to the front and well maintained and presentable common parts including male and female cloakrooms.

There are 4 suites available in the building as follows:

Suite 301B is a newly refurbished air conditioned small suite that would suit 2-3 people seeking a smart, professional private office.

Suite 201 is a predominantly open-plan air-conditioned suite with a glazed meeting room in situ. Available soon.

Suite 203 is a mid-sized air-conditioned suite with a small tea point in situ. Available soon.

Suite 101B is a ground floor air conditioned suite with a dedicated kitchenette.

LOCATION

Westerham is a popular and attractive small town located on the A25, approximately 5 miles west of Sevenoaks, and 4 miles east of Oxted. Westerham is also 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.

ACCOMMODATION (NET INTERNAL AREA)

	PARKING	SQ FT	SQ M
Suite 301B	1	157	14.58
Suite 201	6	1,334	123.91
Suite 203	2	402	37.34
Suite 101B	2	438	40.65
TOTAL		2,330	216.48

AMENITIES

- Bright attractive space
- Air Conditioning
- Suspended Ceilings
- Private Car Park (See allocation in table).
- Walking Distance of Town Centre
- Freshly redecorated

RENT

Suite 301B: £4,000 per annum exclusive

Suite 201: £30,000 per annum exclusive

Suite 203: £10,000 per annum exclusive

Suite 101B: £11,000 per annum exclusive

RATES

Suite 301B: To be assessed. Occupiers may benefit from Small Business Rates Relief.

Suite 201: RV: £28,000. Estimated rates payable £12,376 per annum.

Suite 203: RV: £9,200. Estimated rates payable £4,066 per annum. Occupiers may benefit from Small Business Rates Relief.

Suite 101B: To be assessed. Occupiers may benefit from Small Business Rates Relief.

SERVICE CHARGE

There is a service charge payable in respect of the common costs of the building. Estimated £5.00 per sq ft

VAT

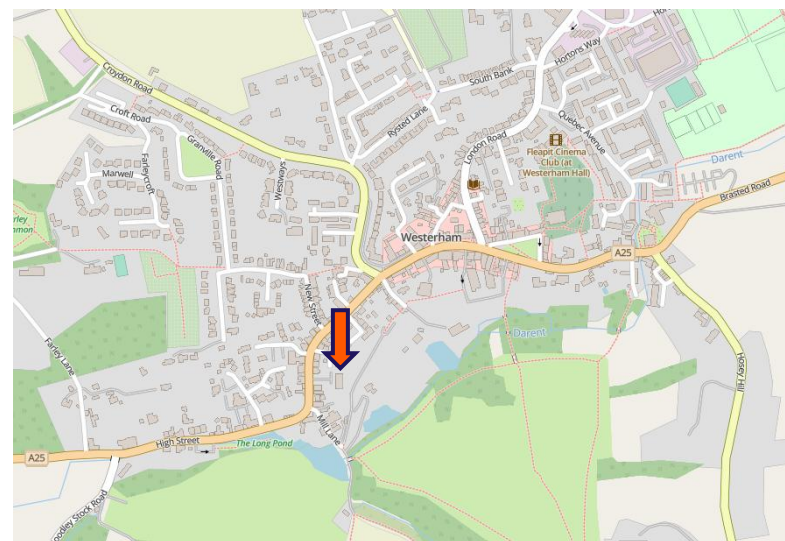
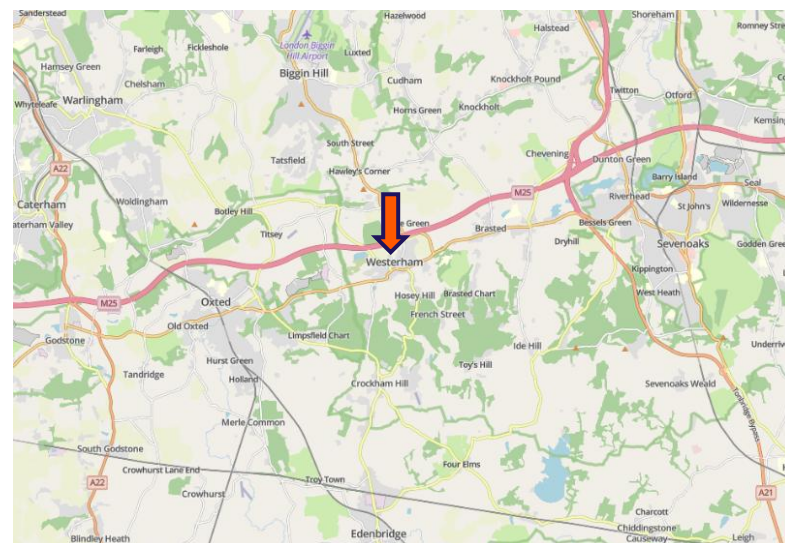
VAT will be chargeable on the terms quoted.

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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SUITE 301B



SUITE 201



SUITE 203



SUITE 101B



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