

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

KARRISON
PROPERTY



TO LET

OFFICE / CLASS E – 985 - 2,000 SQ FT (91.51 - 185.8 SQ M)

Squerryes Oast, Beggars Lane, Westerham, Kent, TN16 1QP

DESCRIPTION

Located in the heart of the Squerries Vineyard, Squerries Oast is a distinctive two storey former Kentish style granary building and is set on the established commercial destination, home to the award winning Squerries Winery, their acclaimed restaurant, The Squerries Deli, the Vineyard Café and Westerham Brewery.

The property provides adaptable office space which can be let either as a self-contained two-storey space or potentially on a floor-by-floor basis.

The building would suit continued use as offices, or may suit alternative Class E uses, subject to compatibility with other occupiers on site.

LOCATION

The property is set on the Squerries Estate on the eastern edge of Westerham just off Beggars Lane which links the A25 to the A233.

Westerham 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. Westerham offers an excellent range of shops, restaurants and leisure facilities.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground – Reception	211	19.6
Ground – Offices	557	51.75
Ground – Roundel Office	207	19.23
Ground – Kitchen	40	3.72
1 st – Offices	778	72.28
1 st – Roundel Office	207	19.22
TOTAL	2,000	185.8

AMENITIES

- Unique setting amongst the vineyards
- Ample parking
- Character space
- Strategic location between junctions 5 & 6 of the M25
- Adjacent to Squerries Winery, restaurant, Vineyard Café and the Estate Deli

RENT

On application.

RATES

The rateable value will need to be reassessed.

Parties should make their own enquiries with Sevenoaks District Council business rates department.

SERVICE CHARGE

There will be a service charge levied for the upkeep of the common, structural and external elements of the building and of the site.

VAT

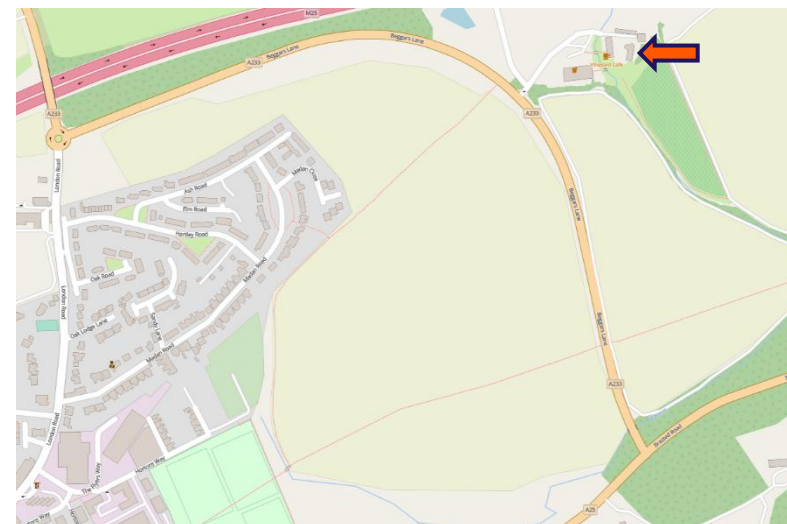
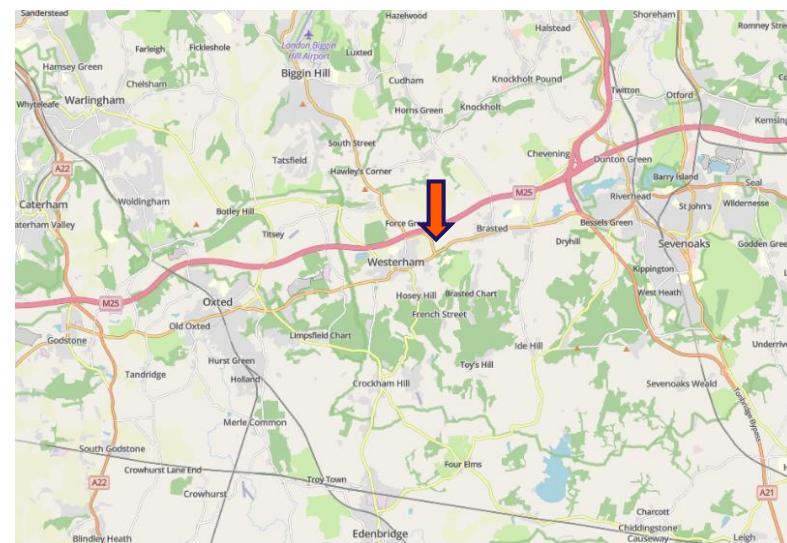
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B-45.



© OpenStreetMap contributors

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



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

PHOTOS



VIEWINGS – 01732 606 100

James Clement

t: 07961 231 286

Thomas Tarn

t: 07943 579 296

e: jclement@shw.co.uk

e: ttarn@shw.co.uk



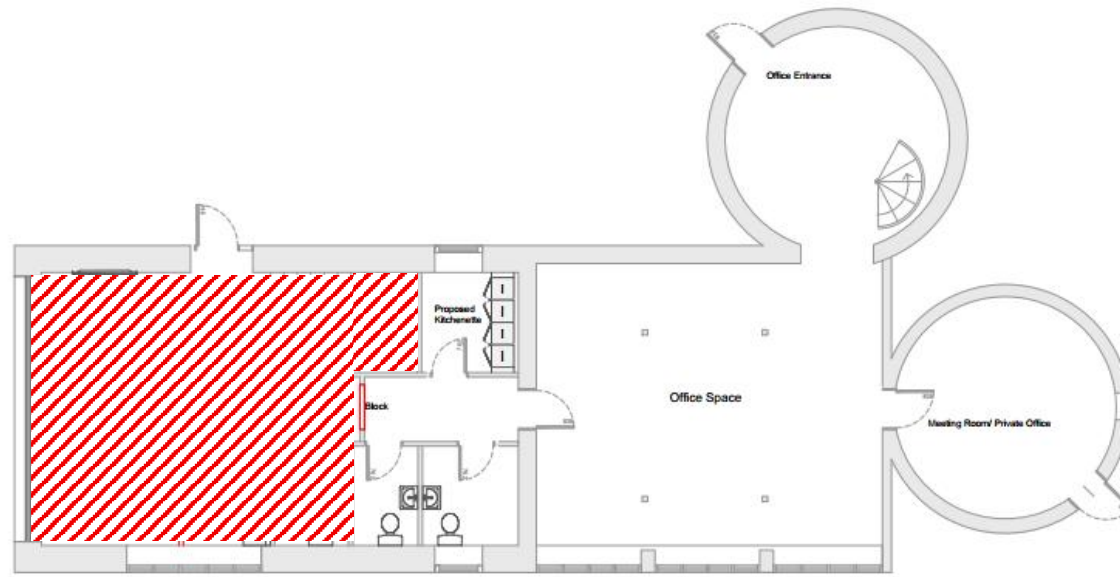
SHW Property



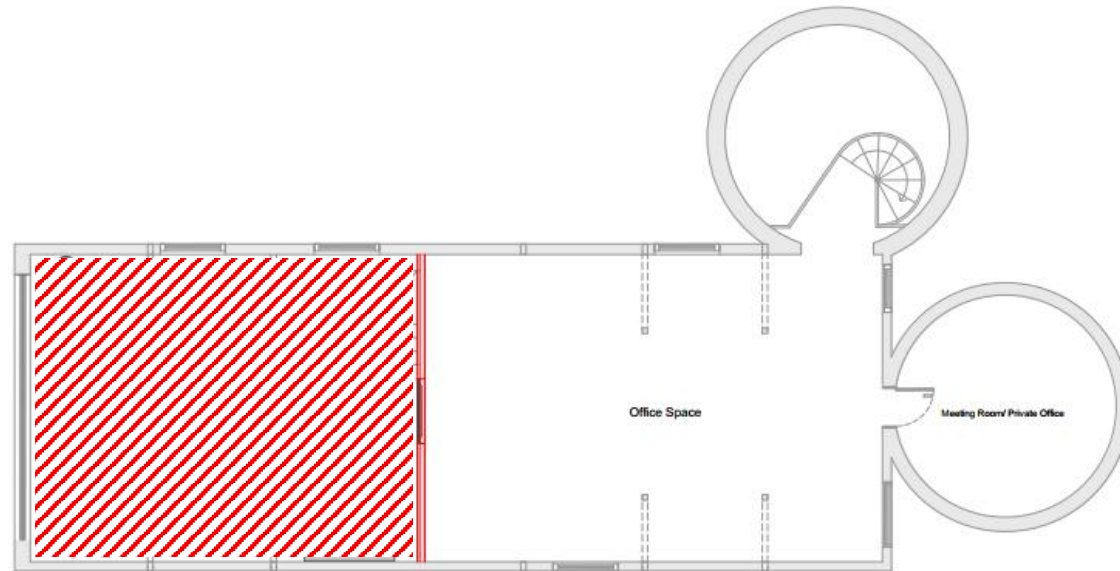
SHW Property

FLOORPLANS

NOTE: HASHED AREAS NOT DEMISED-
TO BE RETAINED BY THE SQUERRYES ESTATE.



GROUND FLOOR



FIRST FLOOR

VIEWINGS – 01732 606 100

James Clement

t: 07961 231 286

e: jclement@shw.co.uk



SHW Property

Thomas Tarn

t: 07943 579 296

e: ttarn@shw.co.uk



SHW Property