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KARRISON
PROPERTY



TO LET

NEWLY REFUBISHED OFFICE – 960 SQ FT (89.18 SQ M)

Winterton House, High Street, Westerham, Kent, TN16 1AT

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.

There is side access to the rear car park and the main pedestrian entrance is to the front of the building.

The available office suite comprises four rooms, being two larger interconnected rooms suited to deskling, a further smaller room which lends itself to a meeting room or private office and a generous kitchen / break out area.

The suite has been newly refurbished throughout with LED lighting, a newly fitted kitchen, new flooring and full redecoration.

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.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
1st	960	89.18
TOTAL	960	89.18

AMENITIES

- LED Lighting
- Central heating
- Comfort cooling
- Newly redecorated
- Newly carpeted
- Newly refurbished kitchen / break out area
- Comms room
- WCs in common areas
- Car parking

RENT

£18,000 Per annum exclusive

RATES

The suite has a rateable value of £20,000. Estimated rates payable of £8,840 per annum.

Interested parties should make their own enquiries with the Sevenoaks District Council business rates department.

SERVICE CHARGE

A service charge is payable for the upkeep of the common parts. Further details on request.

VAT

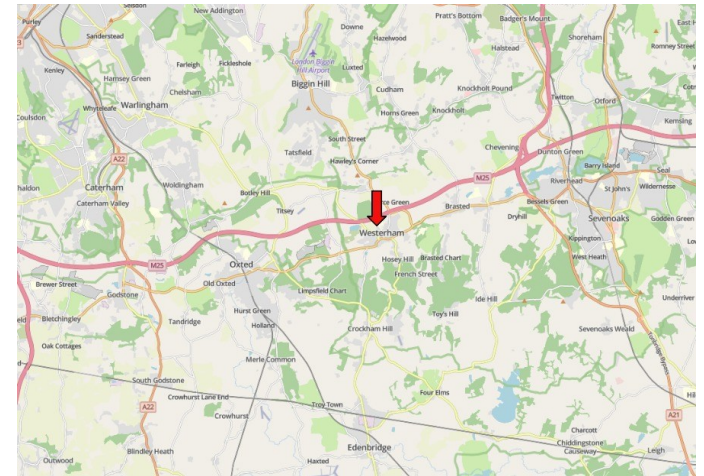
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273

James Clement

t: 01293 441329

e: jclement@shw.co.uk

Thomas Tarn

t: 07943 579296

e: ttarn@shw.co.uk



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PHOTOS



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