RAYNERS

www.raynerscommercial.com







4 Churchill Court, Westerham, TN16 1BT

OFFICES

TO LET

RAYNERS

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835 www.raynerscommercial.com • enquiries@raynerscommercial.com

PROPERTY SUMMARY

- Modern ground floor office premises to let
- Fitted out to an exceptionally high standard
- Between Junctions 5 & 6 of the M25
- Ample on site parking
- Total net internal area 1,422 sq.ft (132.11 sq.m)
- New lease available at £29,900 per annum exclusive

LOCATION

Churchill Court is situated within the established commercial district of Westerham, just to the north of the town centre. The town is a recognised business location lying on the A25, approximately 5 miles west of Sevenoaks and 4 miles east of Oxted. It is positioned almost equidistant between Junctions 5 and 6 of the M25, both of which are accessed via the A25. Mainline rail services to Central London are available from Sevenoaks and Oxted stations.

DESCRIPTION & ACCOMMODATION

The property has recently undergone a comprehensive refurbishment and is arranged to provide mainly open plan accommodation with high quality glazed partitions forming several private offices and a meeting room. Specification includes raised access floors, suspended ceilings with LED lighting, air conditioning and heating, security grills, roller blinds to windows and upgraded kitchen and male and female WC facilities.

| DESCRIPTION | SQ FT | SQ M |
|-------------|-------|--------|
| Office | 1,292 | 120.03 |
| Kitchen | 130 | 12.08 |
| TOTAL | 1,422 | 132.11 |

Parking: 6 allocated spaces with potential for more

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £29,900 per annum exclusive. Subject to contract

VAT

We understand VAT is applicable to the rent.

RATES

The 2023 Rateable Value for the premises is £17,250. The current UBR is 49.9 pence in the £. For further information in this regard please contact Sevenoaks Council

EPC

The property has an EPC of C (52)

LEGAL COSTS - Each party is to bear their own legal costs

For further information or to view please contact

Joe Yorke BSc Hons Tel: 01737 222835 Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835 Email: chris@raynerscommercial.com



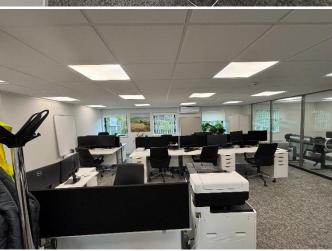
RAYNERS

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835 www.raynerscommercial.com • enquiries@raynerscommercial.com













DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

