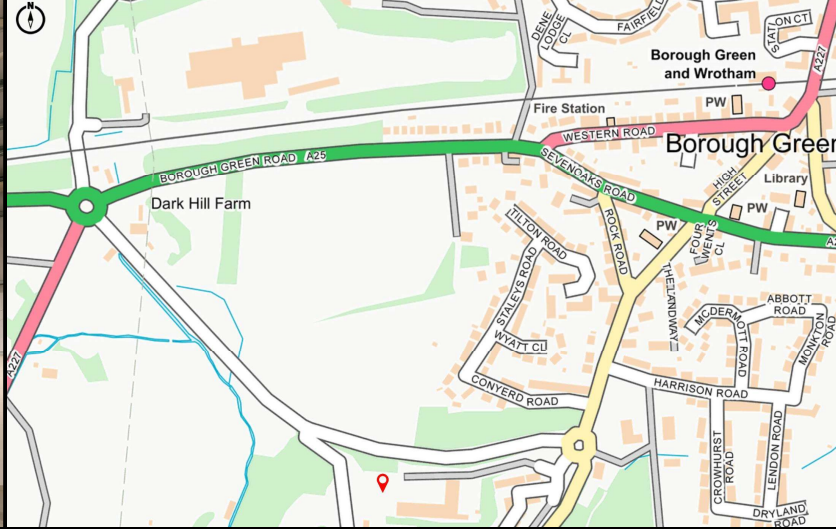




chartered surveyors
and property consultants



Unit 9 Hornet Business Estate • Quarry Hill Road • Borough Green (Sevenoaks) • Kent TN15 8QW
New Industrial Unit - To Let - 2368 sq ft (220 sq m) – B1, B2 & B8 (Class E)



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Location

Borough Green, close to Sevenoaks, is ideally located on the A25, with easy access to the M20 and M26, via Wrotham Heath (A20), approximately 1.7 miles distant.

The train station at Borough Green (Borough Green and Wrotham) provides direct services to Ashford international (43 mins) and London Victoria (50 mins).

Hornet Business Estate is situated just to the south of Borough Green, off Quarry Hill Road with a direct road link to the A25.

Description

Hornet Business Estate is an attractive low-density industrial estate with a range of modern purpose-built units. The latest phase, which is nearing completion, provides one remaining end of terrace unit.

The unit offers the following features: -

- Eaves height – min18`6" (5.65 m)
- Electric Roller Shutter Door
- WC block – disabled compliant
- Roof Lights
- 3-Phase power with 45KVA
- 8 allocated parking spaces
- Gas connection
- 24/7 access
- CCTV gated access

Floor Area

2368 sq ft (220 sq m)

Dimensions – 39`4" (12 m) wide / 60` (18.33 m) deep - approximately

Rent

£32,500 per annum, exclusive of all other outgoings

Terms

New lease terms by arrangement.
Details on application.

Business Rates

To be assessed.

Service Charge

Details on application.



COMMERCIAL

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