

To Let

CBRE

AVISON  
YOUNG

# Former Marley Tiles Site

Open storage and industrial site available on flexible terms

London Road  
Wrotham  
TN15 7RW





# Former Marley Tiles Site

## Location

The site is an 8.04 acre site accessed off London Road in Wrotham Heath. The site is an established employment location and benefits from excellent transport links. The site provides direct access onto the A20 leading to both the M20 and Junction 2A of the M26. The site is positioned just 8 miles from the M25 as well.

- Sevenoaks - 8 miles
- M25 (Junction 3) - 8 miles
- Central London - 25 miles
- Folkestone - 40 miles

## Description

The site known as the Former Marley Tiles Site extends to a gross area of 8.04 acres and was used for storage and distribution of building materials.

The site is predominantly 5.5 acres of hard surfaced with a self-contained secure access off the A20 leading into a large merchants yard. The site benefits from a warehouse and office buildings with welfare amenities.

## Accommodation

Measured areas below are on a GIA basis.

	Sq ft	Sq m
<b>Workshops</b>	7,019	652
<b>Office GF</b>	2,642	245
<b>Office 1<sup>st</sup> Floor</b>	1,868	173
<b>Total</b>	11,529	1,071



**WROTHAM**





London Road, Wrotham, TN15 7RW

## Tenure

Leasehold.

The property is available on either a flexible short term basis or a long term commitment.

## Rent

On application via the marketing agents.

## Business rates

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

A copy is available upon request from the marketing agent.

## VAT

VAT will be charged at the standard rate





For further information or if you wish to view, please do not hesitate to contact us:

Contact Us



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