






# SEVENOAKS



## TO LET

Station Works,  
Rye Lane,  
Dunton Green,  
Sevenoaks,  
TN14 5HD

**INDUSTRIAL**  
**27,523 SQ.FT. (2,531 SQ.M.)**

-  Ample off road parking
-  Convenient Location
-  Available now
-  Flexible Lease
-  First floor Office



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**





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# DESCRIPTION AND LOCATION

The property is conveniently situated in close proximity to Junction 5 of the M25, offering swift and convenient access to the M20, located approximately five miles to the East.

Additionally, the location provides easy connectivity to London via the M25/A20, allowing for seamless travel into the city. These primary arterial routes grant direct access to the national motorway network, including the M1 (Junction 1), M25 (Junction 25), and M11 (Junction 4), as well as facilitating transportation into Central London.

Furthermore, Dunton Green train station is conveniently located within a mere 6-minute walking distance from the estate.

## ACCOMODATION

Total Area: 27,523 sq. ft (2,531 sq. m.)

## TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

## EPC

Awaiting EPC

## BUSINESS RATES 2023

Rateable Value	UBR	Rates Payable
£89,000	49.9p	£44,411

Interested parties are advised to contact Sevenoaks District Council. 01732 227000

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

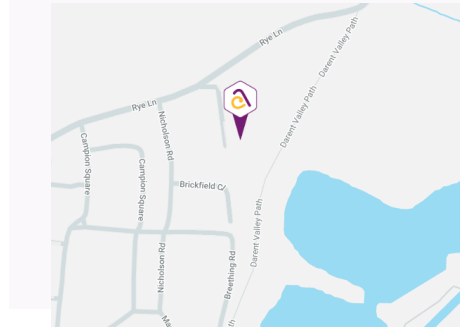
Leasehold

## RENT

£123,750 per annum exclusive for the first year thereafter £165,000 per annum, plus VAT if applicable.

## VIEWING

Strictly by prior appointment via landlords appointed agents  
Ayers&Cruik



## Misrepresentation Act 1967

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- w. [ayerscruik.co.uk](http://ayerscruik.co.uk)

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