

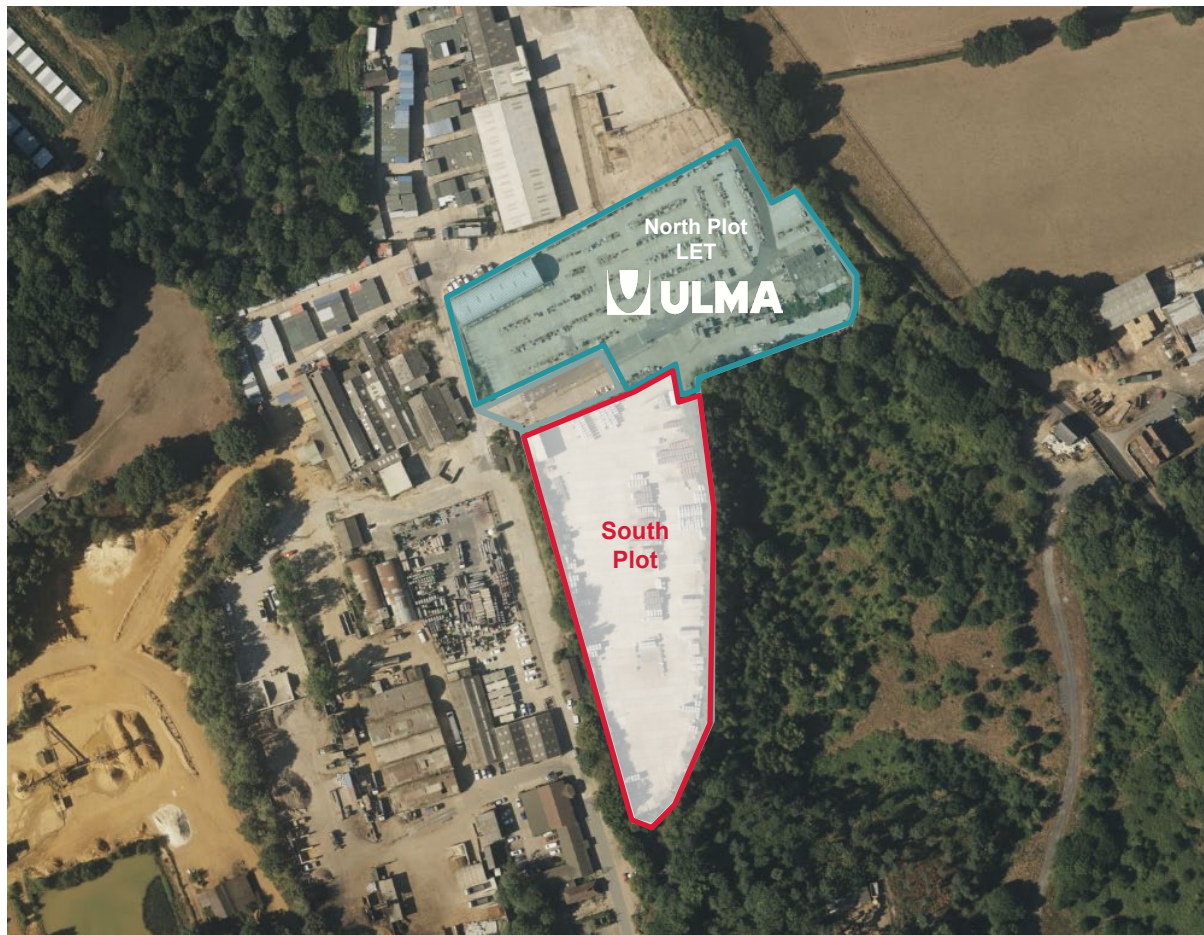
To Let

South Plot,
Plot E Moorhouse Park,
Westerham Road,
TN16 2ET

2.39 Acres (104,041 sq ft) of Open
Storage Land

- Secure concreted open storage plot close to M25 motorway
- Available on flexible or long lease terms
- Two storey portacabins providing offices and welfare accommodation
- Water and power connections
- Gated and fenced
- Access via the A25, Westerham Road

Your partners in property



The Site

Description

Moorhouse Park is a long-established industrial open storage site located to the south of the M25, between Westerham and Tatsfield. The site benefits from direct access off Westerham Road and strong connectivity to the wider South East via the A25 and Junctions 5 and 6 of the M25.

Operational since the 1930s, Moorhouse Park comprises extensive industrial land with an established industrial use and supporting infrastructure, set within a semi-rural environment. The estate has been used by a variety of industrial open storage users including; tile distribution, scaffolding, logistics, automotive, container storage amongst other uses.

The South Plot of Plot E forms part of a wider managed holding and is laid to hardstanding concrete surface and benefits from a secure perimeter fence, lighting, power and water.



Accommodation

South Plot

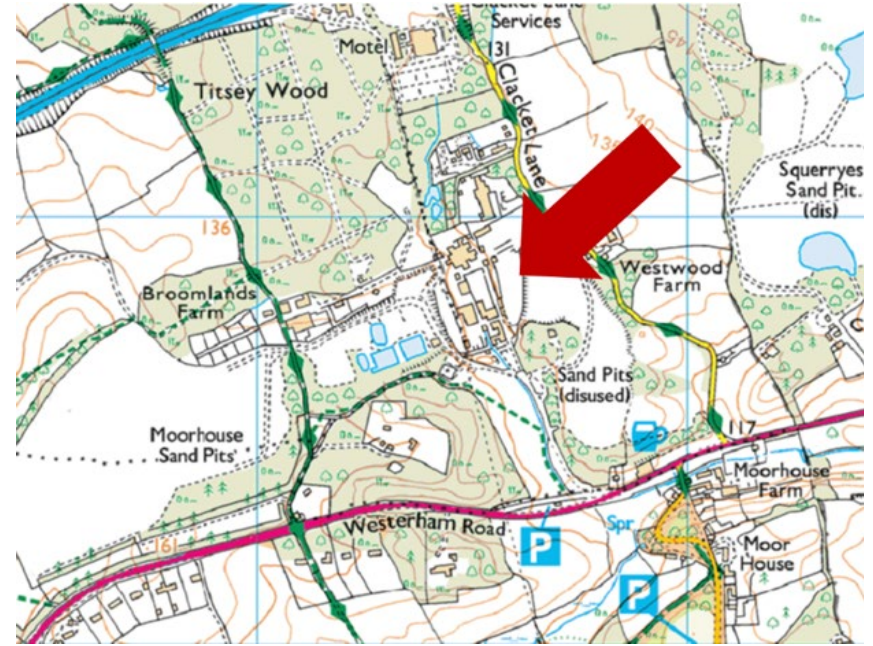
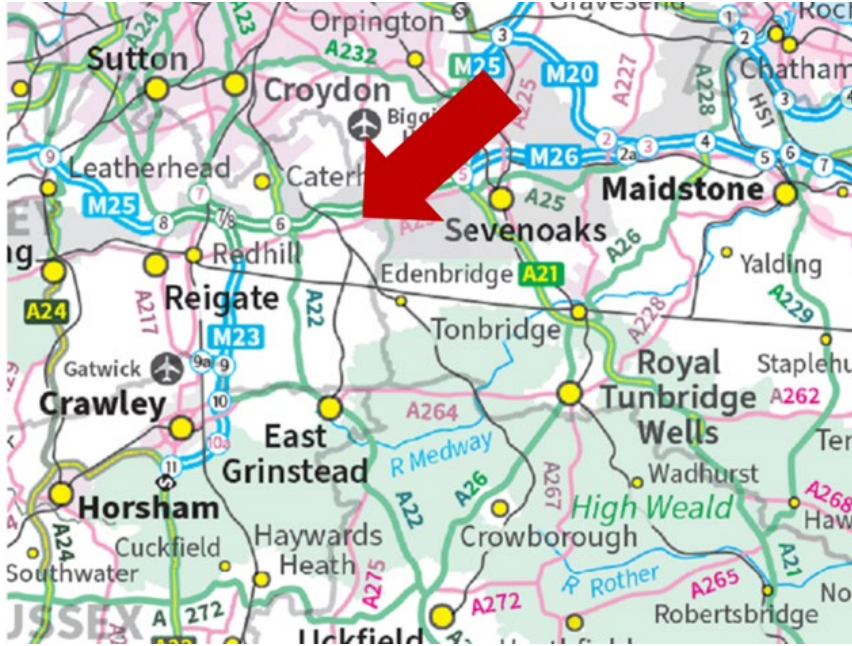


Plot E is split as follows:

	Acres	Sq Ft
North Plot - LET 	2.96	128,546
South Plot	2.39	104,041
TOTAL AVAILABLE	2.39	104,041

Location

Moorhouse Park is located off Westerham Road (TN16 2EU), close to the village of Tatsfield and approximately 2 miles east of Westerham, within the London Borough of Tandridge. The site occupies a semi-rural position while benefiting from strong strategic connectivity, lying a short distance south of the M25 motorway, with Junctions 5 and 6 providing direct access to the wider South East and Greater London.



Contact

Terms

The South Plot is available by way of a new FRI lease on terms to be agreed. Quoting rent on application.

Planning

The plot is considered suitable for industrial open storage. Information available upon request from the Landlord.

Vehicle Movements

The Landlord imposes restrictions on vehicle movements to minimise noise disturbance. Operational hours are 7.00 am to 7.00 pm weekdays, 7.00 am to 1.00 pm on Saturdays and none on Sundays or bank holidays. Please note this is not a planning condition but has been implemented in the interest of good estate management.

Rates

Plot E (North and South Plots) has a ratable value of £124,000 effective from 1 April 2026. The property is described as "land used for storage & premises". Interested parties are advised to make their own enquires with Tandridge Borough Council – ref:WSWHMR757035I. The South plot will need to be reassessed for business rates.

Legal Costs

Each party to bear their own legal costs.

VAT

This property is elected for VAT.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated July 2026. Photographs dated March 2026.

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