

01732 355639

TO LET

SELF CONTAINED SECURE RURAL OFFICES

**THE OLD DAIRY
SCORDS FARM
SCORDS LANE WESTERHAM
KENT TN16 1QE**

1,430 Sq ft approx, gross internal area

Rent £20,500 pa exc.



View south across valley

LOCATION

Toys Hill Business Park is located on the southern slopes of the North Downs, off Scords Lane, Toys Hill, approximately 4 miles from J5 M25 and 5 miles from Sevenoaks. Daily shopping and social facilities are available in nearby villages. Public transport is some distance away.

DESCRIPTION

This building, which has a superb position looking south over the valley, has recently been converted to provide secure self contained comfortable efficient modern accommodation.

FEATURES

Ample car parking
Double glazing lockable windows
Male, female & disabled toilets
Fitted Kitchen area
Prospective tenants are advised that the Landlords Fixtures and Fittings within the premises have not been tested

Fitted carpets of tenant's colour choice from range
Lots of electrical and telephone sockets
Landscaped rural environment

SERVICES

Mains water, electricity and drainage are all available at the property.
Tenant's choice of electrical storage heating or installed heat pump heating/cooling air- conditioning system

TENURE

The property, which has recently been converted, is offered on lease for a term of three (3) years on a full repairing and insuring lease on normal commercial terms, outside the security provisions of the Landlord and Tenant Act 1954.

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RENT DEPOSIT

A three month returnable deposit will be paid on signing the lease.

VAT

The property is not subject to VAT, but the landlord reserves the right to alter this and charge VAT at a later date.

RATES

The Rateable Value of the unit is currently £4,350, which will be reassessed following conversion.

The occupant will be responsible for the payment of the business rates for the unit.

The UBR for the year 2009/10 are at 48.5p in the pound of Rateable Value.
Small business rate relief may be available from this figure.

LEGAL COSTS

Incoming tenant will be responsible for both parties legal costs.

SERVICE CHARGES

There is an estimated service charge payable in addition to the rent based on £0.50 psf pa.
For this unit this will amount to £715 pa.

POSSESSION

Upon completion of the necessary documentation.

VIEWING

STRICTLY BY APPOINTMENT THROUGH EDWARD PRENTICE on 01732 2355639

08/09