



16 BOURNE ENTERPRISE CENTRE

BOROUGH GREEN

A 283-square feet self-contained ground floor office suite within a modern industrial business estate

Annual Rent £6,000

COMMERCIAL FOR LET

16 BOURNE ENTERPRISE CENTRE

BOROUGH GREEN | KENT | TN15 8DG

- 283 square feet floor area
- Ground floor self-contained offices
- Kitchen and WC
- 2 car spaces
- Air-conditioning & heating
- Double glazed windows

Sevenoaks approx. 6½ miles distance | Maidstone approx. 12 miles distance

LOCATION & SITUATION

The property is accessed off the A227 public highway and situated in the Bourne Enterprise Centre, conveniently positioned within the town of Borough Green which provides a range of local amenities. Borough Green & Wrotham train station is around 100 yards providing connections to Maidstone and London with a journey time of approx. 40 minutes. The M20 and M25 motorways are accessible within 5 minutes' drive.

THE PROPERTY

Bourne Enterprise Centre is a private and modern industrial business estate comprising of a group of approximately 20 commercial units.

Unit 16 contains a self-contained ground floor office suite accessed by an entrance lobby shared with the first-floor. There is a reception office with a large double-glazed front window, leading through to the main office. There is a modern WC and fitted kitchen to the rear of the offices. The offices are currently fitted out with carpeting and lighting, and will be redecorated and refurbished for the tenant, including a new wood floor. The accommodation is unfurnished.

Outside the tenant will benefit from parking for 2 cars.

ACCOMODATION

Communal entrance lobby	-	
Reception office	5.7 SqM	/ 61 SqFt
Offices	17.7 SqM	/ 191 SqFt
Kitchen	2.9 SqM	/ 31 SqFt
WC	-	
Total	26.3 SqM	/ 283 SqFt

Measurements are approximate net internal area.

TERMS

Rent: £6,000 per annum, payable monthly in advance.
Lease: Available on internal repairing terms only, for a negotiable lease length. The tenant will be responsible for paying electricity rates.

GENERAL

Services: Electricity, and water.
Local authority: Tonbridge and Malling Borough Council
Use: Offices
EPC: D (92)
Business Rates: VOA business rateable value is £2,600. Eligible for Small Business Rate relief.
Legal Fees: Each party to pay their own legal costs.
Rent security deposit: The ingoing tenant will be required to provide a rental deposit, as security against the tenant's compliance with the lease, paid upon signing of the legal documents.

VIEWING

Strictly by appointment through the sole agents.
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Property professionals for over 100 years

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