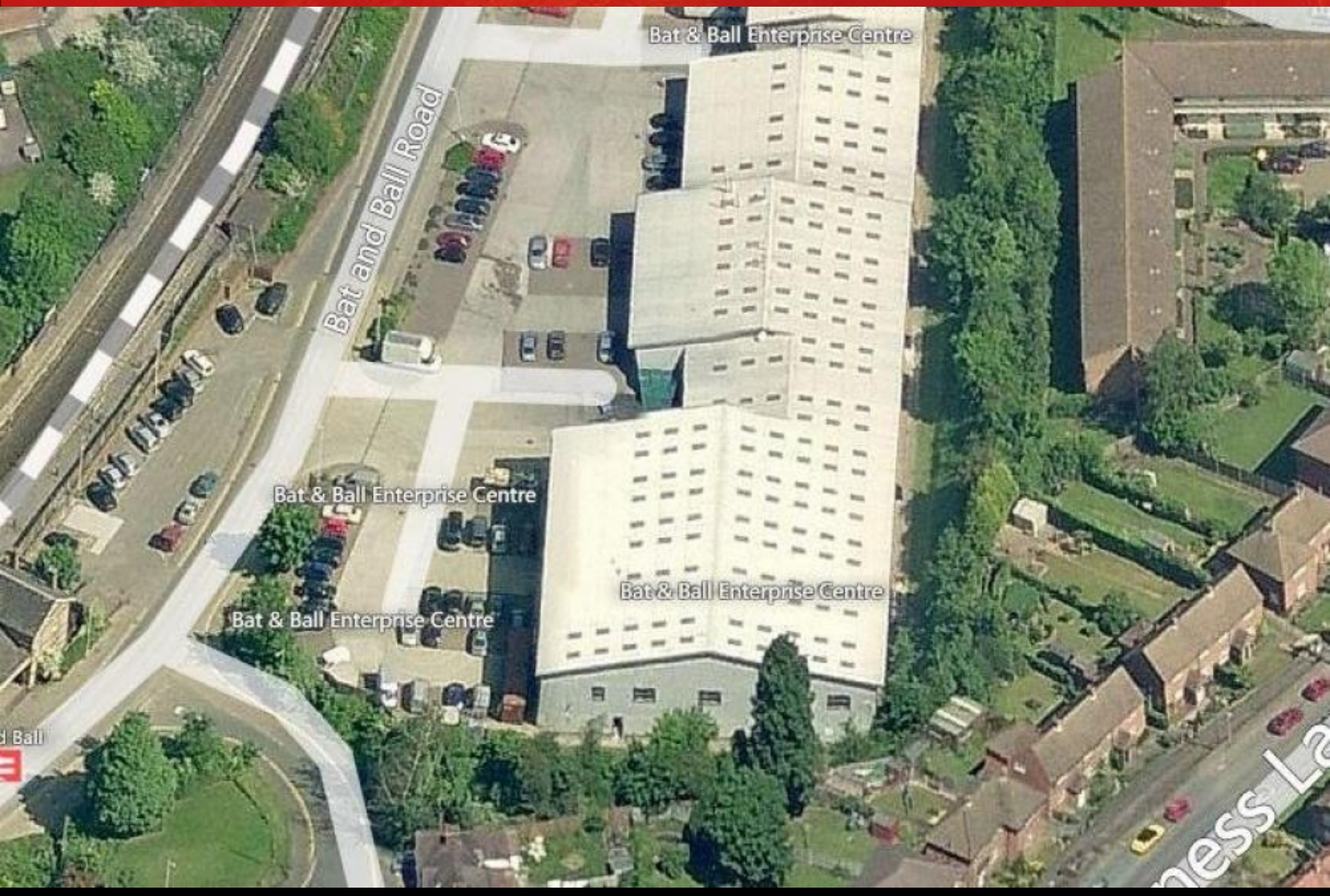


To Let

Unit 2, Bat and Ball Enterprise Business Centre, Bat & Ball Road, Sevenoaks, Kent, TN14 5LJ

9,796 sq ft (910.08 sq m) GIA



Location

The property is situated opposite Bat and Ball Railway Station in Bat and Ball Road, just off Otford Road, close to the A25 junction which provides access to Junction 5 of the M25 approx 2.5 miles to the West. Sevenoaks Town Centre is 1 mile to the South.

Description

The property comprises a terraced industrial unit which is steel profile sheet clad and two storey offices. The premises benefit from generous parking provisions to the front and the warehouse is accessed via a single roller shutter door.

The offices are carpeted with suspended ceilings, perimeter trunking and inset lighting

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following:

Description	Sq ft	Sq m
Warehouse	6,908	641.73
Office	2,888	268.33
TOTAL	9,796	910.06

EPC

This property has been graded as 96(D).

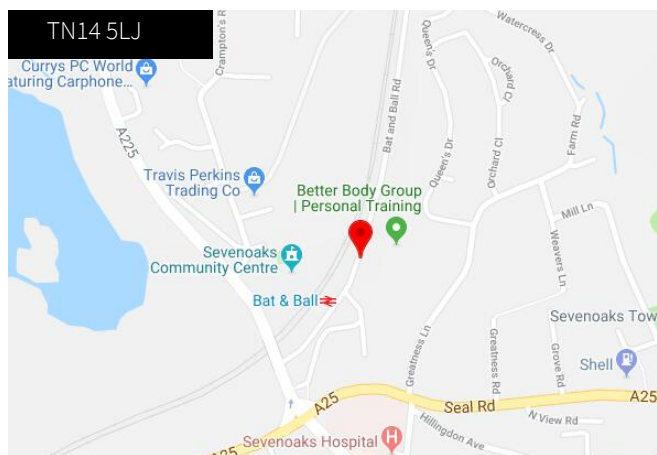
Rent

Available on Request

Business Rates

We have been verbally informed by the Local Authority that the rateable value of the property as of 1st April 2010 is £168,000.

We would suggest that, in order to obtain the actual amount of rates payable, you should discuss this with the Business Rates D



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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.