



**Warren Joinery, Single Street , Biggin Hill  
,Westerham, TN16 3AB**

**Commerical Premises to Let**

**£53,675 Per Annum**





## Prestigious Commercial Premises to Let

An exceptional opportunity to lease a substantial commercial property located in an exclusive area, with excellent connectivity to the M25 and surrounding localities.

### Key Features Include:

Size: 2,825 sq ft

Layout: Four generously sized workspaces offering flexibility for a range of commercial uses

Facilities: Two modern kitchens, one shower room with WC, and two additional WC facilities

Finishes: High-quality wooden flooring throughout

Parking: Six private allocated parking spaces

This impressive property is offered as a whole, available on a 10-year lease with a 5-year break clause, providing flexibility and long-term security. There is also CCTV and an alarm, the maintenance contracts are available for the tenant to set up.

Annual Rent: £53,675

Full repairing and insuring lease

3 Month Deposit Required



### Optional Additions:

Steel Lock-Ups: Two secure units available at £150 per month each  
Hardstand Tarmac Area: Additional outdoor space available at £300 per month

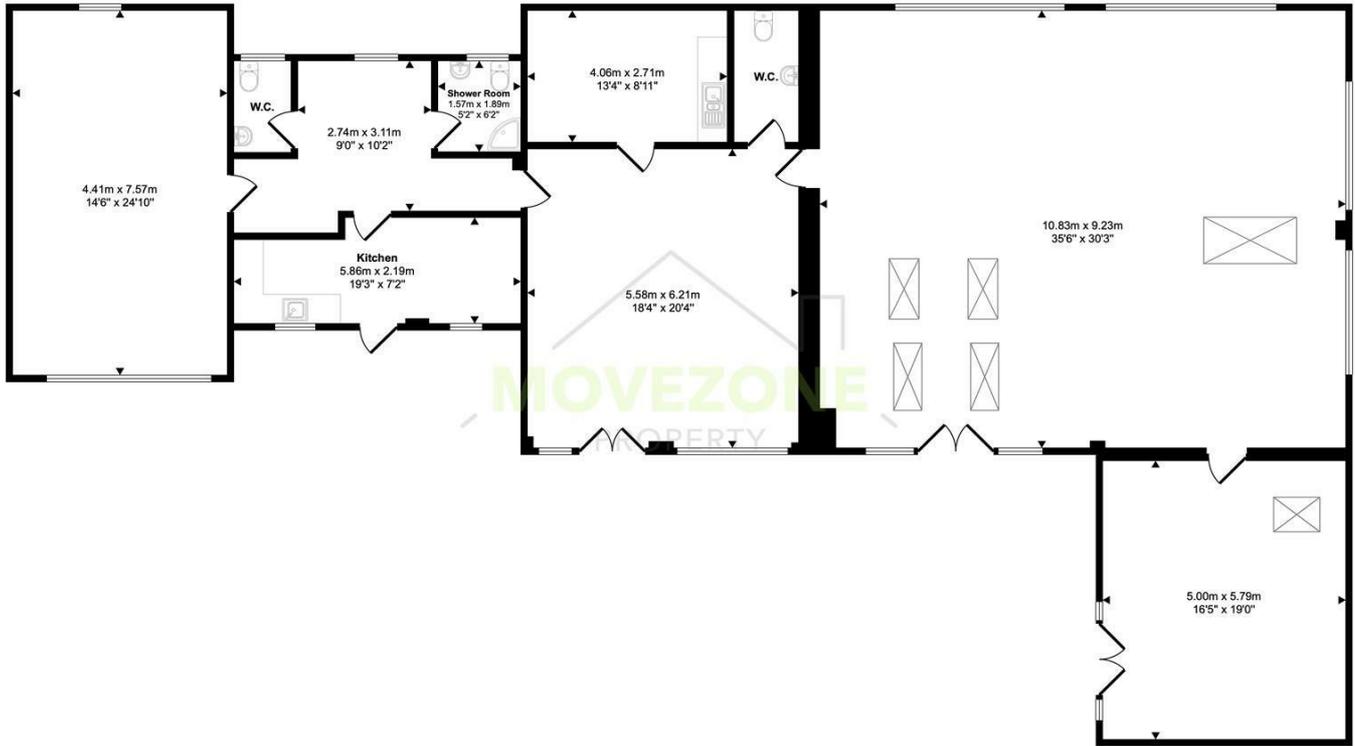
This is a rare opportunity to secure a prestigious commercial premises in a sought-after location. Early viewing is strongly recommended.

For further information or to arrange a viewing, please contact us today.





Approx Gross Internal Area  
251 sq m / 2704 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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