



Sealeys
Walker ■ Jarvis

(01474) 369368



Unit 8C, Beechcroft Farm Chapel Wood Road

Ash, Kent, TN15 7HX

£15,900 Per Annum



- Unit Totalling 1050 Sq Ft
- Easy Access to M25 and A2
- WC
- "E" Use Class
- Mix of Workshop and Offices
- Rural Location
- Parking for 3-4 Cars

DESCRIPTION
 RENT
 £1325.00 PER CALENDAR MONTH (£15,900 PER ANNUM)

WATER
 Water is charges as an additional payment of £28.00 per quarter.

LOCATION DESCRIPTION
 Beechcroft Farm is located in Ash, Sevenoaks, within a peaceful rural setting and with easy access to the M25 and A2. The estate is approximately 8 miles from Gravesend and close to local amenities.

PROPERTY DESCRIPTION
 Unit 8c, Beechcroft totals 1081 Sq Ft and is arranged as follows: -
 Workshop: 435 Sq Ft (40.41 SqM)
 Office/Kitchenette: 417 Sq Ft (38.76 SqM)
 Office: 166 Sq Ft (15.42 SqM)
 WC

EXTERIOR
 Parking onsite for 3-4 vehicles.

CURRENT BUSINESS RATES
 Figures from the Valuation Office show a current rateable value of £11,000 per annum as at October 2025 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Sevenoaks Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

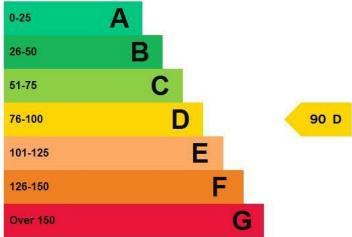
CURRENT CLASS OF BUSINESS USE
 The Landlord advises the current class of business use is an 'E' Category Use. Interested parties are advised to seek clarification of permitted use from the local authority.

AGENT NOTE
 Ingoing tenant to pay a referencing fee of £150 including VAT.

Floor Plan



Energy Efficiency Graph



Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.