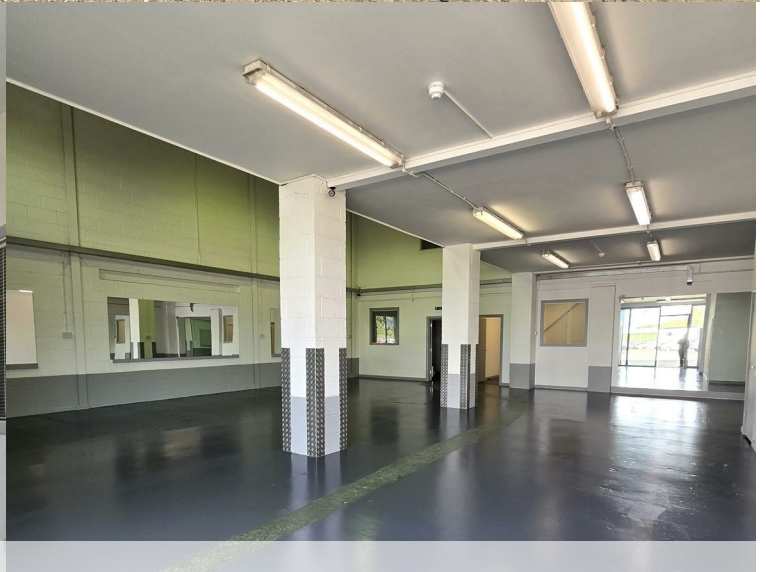
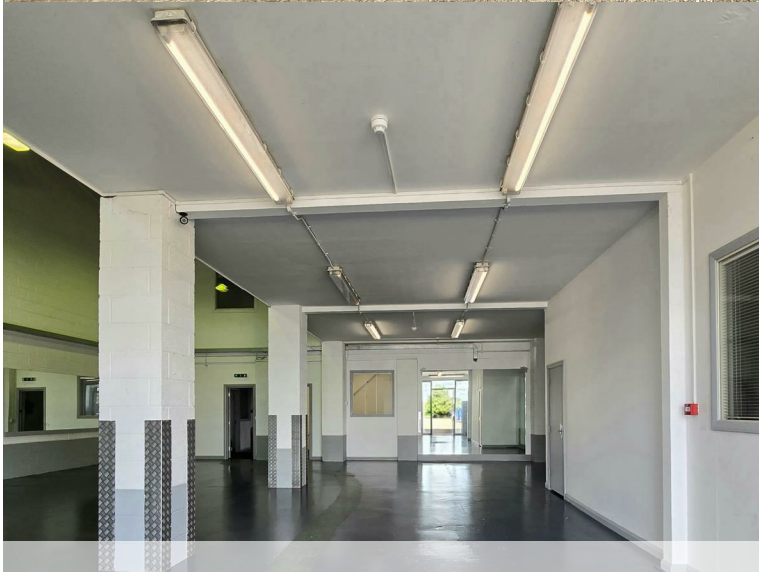




Sealeys
Walker ■ Jarvis

(01474) 369368



Unit 14, West Yoke Farm Michaels Lane

Ash, Sevenoaks, TN15 7EP

£3,250 Per Calendar Month



- Unit Totalling 3425 Sq Ft
 - First Floor Offices/Mezzanine: 1284 Sq Ft
 - Kitchen
 - Rural Location
- Ground Floor: 2141 Sq Ft
 - Parking for 6-7 Vehicles
 - WCs
 - Easy Access to M25 and A2

DESCRIPTION

RENT
£3,250 PER CALENDAR MONTH (£39,000 PER ANNUM)

LOCATION DESCRIPTION

West Yoke Farm Industrial Estate 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 14 totals 3141 Sq Ft and is arranged as follows: -
Warehouse: 1659 Sq Ft (154.09 SqM)
Lobby with Office: 169 Sq Ft (15.71 SqM)
Lobby: 123 Sq Ft (11.43 SqM)
WC/Shower Room: 49 Sq Ft (4.54 SqM)
Store/Kitchen: 60 Sq Ft (5.56 SqM)
First Floor:
Office A: 91 Sq Ft (8.48 SqM)
Office B: 83 Sq Ft (7.72 SqM)
Open Plan Office: 222 Sq Ft (20.58 SqM)
Kitchenette and WCs: 49 Sq Ft (4.55 SqM)
Mezzanine: 839 Sq Ft (77.92 SqM)

EXTERIOR

Parking onsite for 6-7 vehicles.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £20,750 per annum as at September 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.

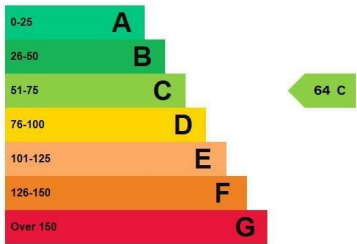
AGENT NOTE

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

Floor Plan



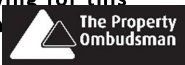
Energy Efficiency Graph



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

Sealeys Walker Jarvis
184 Parrock Street
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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.