



Sealeys
Walker ■ Jarvis

(01474) 369368



Unit 7, Crabtree Court Farm Gravesend Road

Wrotham, Sevenoaks, TN15 7JL

£825 Per Calendar Month



- 668 Sq Ft Workshop Unit
- WC
- 27/4 Access
- Approximately 2 Miles from M26
- Kitchenette
- 3-4 Parking Spaces
- Approximately 3.5 Miles from M20
- "E" Business Use

DESCRIPTION

RENT

£825 PER CALENDAR MONTH (£9,900 PER ANNUM)

LOCATION DESCRIPTION

Crabtree Court Farm is a small development of workshops set within the rural Kent countryside off of Gravesend Road. The M20 is located approximately 3.5 miles away, while the M26 is around 2 miles away.

PROPERTY DESCRIPTION

A workshop/office space of 668 Sq Ft comprising:

Workshop/office: 608 Sq Ft

Kitchenette

WC and lobby: 60 Sq Ft

Parking for 4-5 spaces

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £5,200 per annum as at 1st April 2026 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Sevenoaks District Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

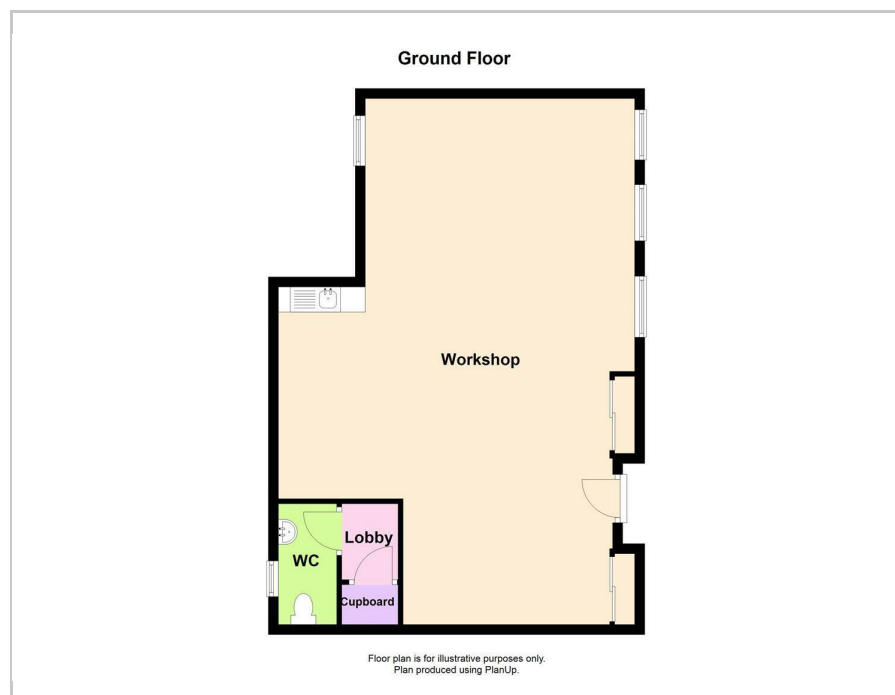
CURRENT CLASS OF BUSINESS USE

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.

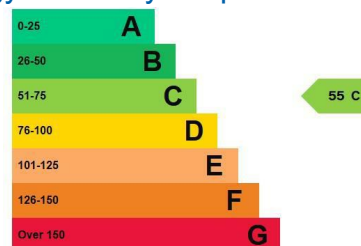
AGENTS NOTE

Ingoing tenant to pay a referencing fee of £150 plus VAT

Floor Plan



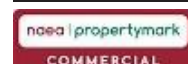
Energy Efficiency Graph



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.