

# Warehouse To Let



**3 Bourne Enterprise Centre,  
Wrotham Road**

## BOROUGH GREEN

**Kent TN15 8DF**

### Location

In the heart of Borough Green approximately 6 miles East of Sevenoaks, close to the mainline railway station. The M26, M20 and A25 are all within 2 miles.

### Description

A mid terrace clear span portal framed unit with profiled steel cladding roof and roof lights. Integral ground floor office, kitchenette and w/c. Windows to front. 3 phase power. Electric roller shutter. Forecourt and communal parking.

**Warehouse      1,960 sqft**

### Terms

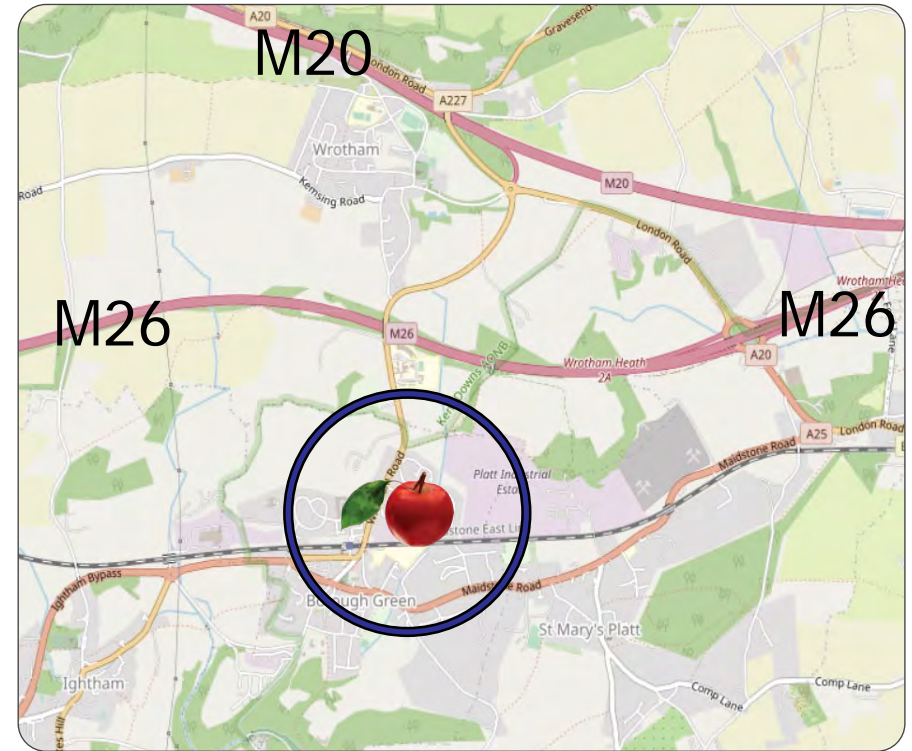
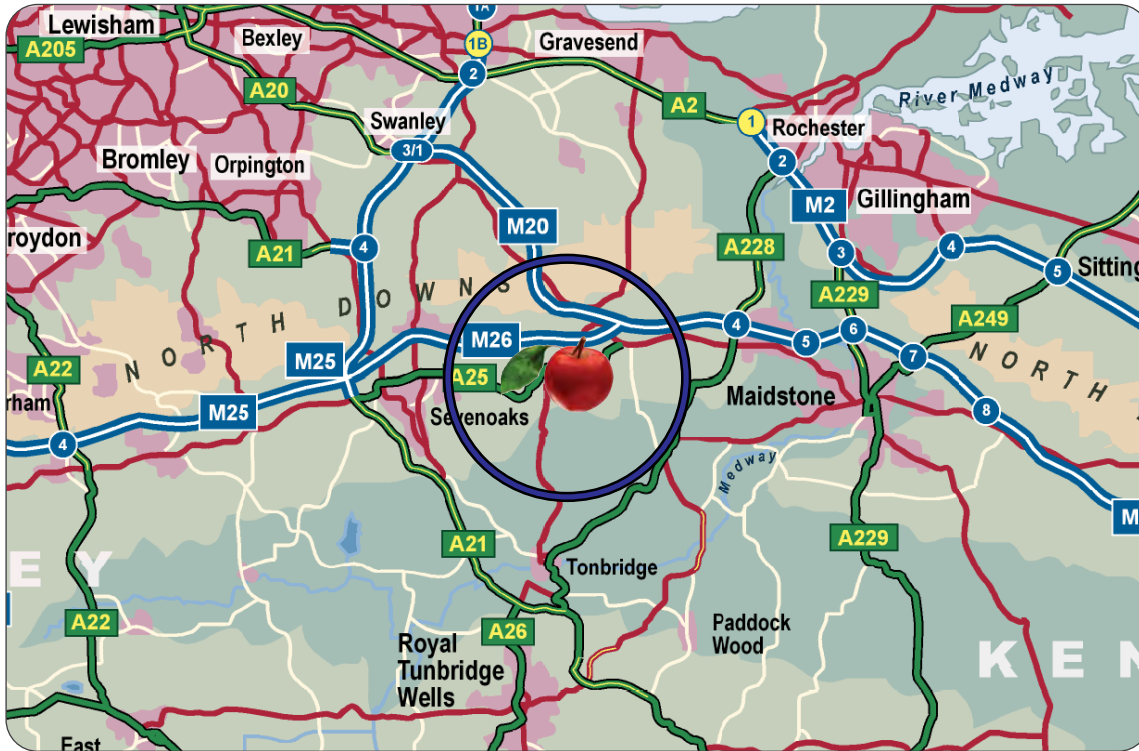
To Let on a new lease at **£25,000 per annum** plus vat. Business Rates payable 2023/4 £9,980 pa (Rateable Value £20,000). A rent deposit will be required.

**1,960 sqft**









Neil Mason  
Neil@CoreCommercial.co.uk

David Marriott  
David@CoreCommercial.co.uk

Core Commercial Limited, Nettlestead House,  
Maidstone Road, Paddock Wood, Kent TN12 6DA  
and 6 Kevington Close, Orpington, Kent BR5 2NX

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.