



AVAILABLE NOW

**£850 pcm exclusive of rates**

**1000sq ft (93sq m)**

Known as the round house this unusual unit is located in a quiet rural commercial estate in Fawkham which is well maintained to a high standard with the M25, A20 and A2 motorways all within easy reach. The unit is considered most suitable as a workshop or for storage.

**Other Benefits Include:** Three Phase Electrics, Gas Central Heating, Parking, Kitchenette, WC and is available now

**PLEASE NOTE THAT CAR REPAIRS OR CAR BREAKING IS NOT ACCEPTED**

**TERMS:** Deposit equal to 2 months rent is required Landlords prefers a 3 year lease with an easy out term of 3 months

**RATES:** All rating enquires to Sevenoaks Council

**PLANNING:** We are informed that the property has permission for B1 light general industrial or B8 Storage use

**Viewings Strictly By Appointment Only**



# McConnells

£850 pcm  
Unit 4 WoodStock Farm Business Park, Fawkham,  
Kent DA3 8PJ



The image shows a graphic for an Energy Performance Certificate (EPC). On the left is a house icon with the text 'Energy Efficiency' inside. To its right is a vertical bar divided into seven colored segments labeled A (dark green), B (green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). To the right of this bar, the letters 'EPC' are written in large, bold, red font. Below 'EPC', the text 'Coming soon' is written in a large, dark grey font. A red horizontal bar is positioned below 'Coming soon', with a small red arrow pointing to the right.

