



FOR SALE 893 SQ M (9612 SQ FT)

CLASS E BUILDING

UNIT 6 STATION COURT, STATION APPROACH,
BOROUGH GREEN, SEVENOAKS, KENT TN15 8BG

est. 1828
bracketts

LOCATION

The property is in a well-established office development of six buildings in central Borough Green, directly opposite the train station and near the High Street with amenities including Costa, Co-op, Sainsbury's Local, and various independents.

Borough Green & Wrotham Station provides regular services to London Victoria. The M20 (J2) is 1 mile away, linking to the M25 (J3) and the Channel Tunnel/Ports (40 miles east). Borough Green lies 7 miles east of Sevenoaks and 13 miles west of Maidstone.

DESCRIPTION

The property is a detached, purpose-built two-storey office building with a basement, developed over 30 years ago. It is of brick blockwork construction with pitched roofs, double glazing, and gas central heating.

It offers approx. 675 sq. m (7,266 sq. ft) of net internal space, including a reception, around 30 cellular offices, kitchen, and WC facilities. The basement, currently used for storage (approx. 218 sq. m / 2,346 sq. ft), was partly inaccessible and requires measurement verification.

There is parking for around 43 cars, with potential for additional undercroft spaces in the basement.

FLOOR AREA

The property has a Net Internal Floor area of 675 sq m (7,266 sq ft) over two floors, plus basement storage approx. 218 sq m (2,346 sq ft).

Interested parties are advised to verify the areas themselves.

TENURE

The freehold of the property is offered for sale with Vacant Possession.

PRICE

Price on Application

VAT

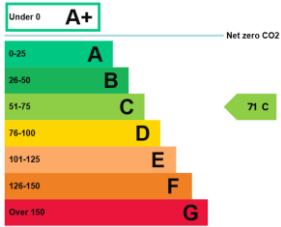
TBC

BUSINESS RATES

TBC

EPC

71 C



Important Notice

Brackets, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Brackets have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

PLANNING

We are led to believe the property is currently used as offices and benefits from Class E use.

Interested parties are advised to speak to the LPA to discuss whether their intended use will be lawful.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

VIEWING

Strictly by appointment through sole agents Brackets:

01732 350503

Dominic Tomlinson

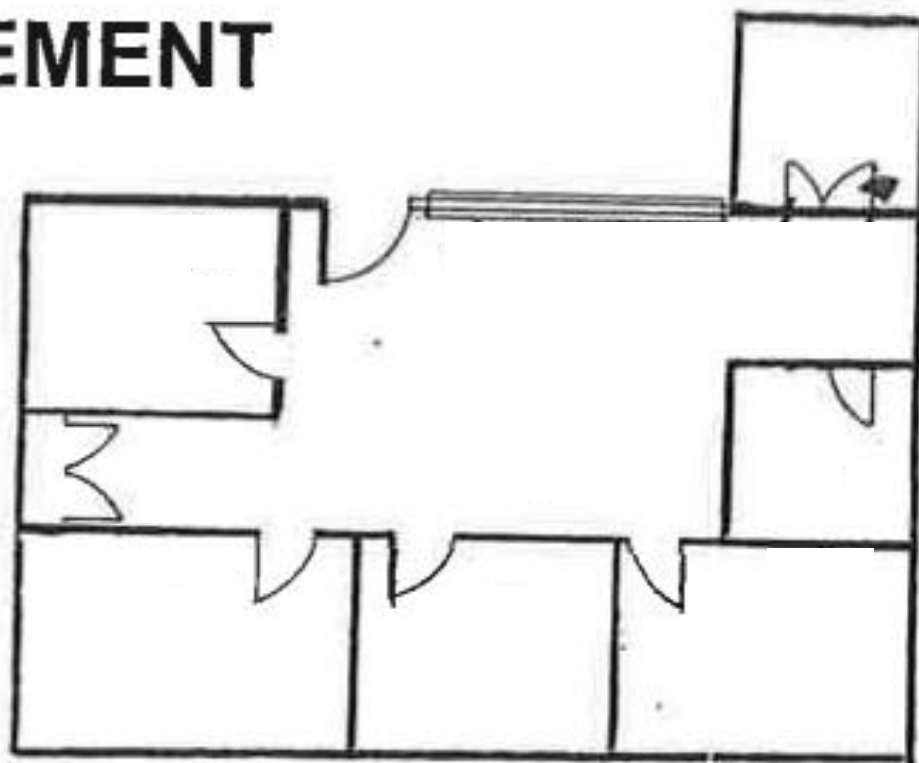
dominic.tomlinson@brackets.co.uk

Joshua O'Brien

joshua.o'brien@brackets.co.uk

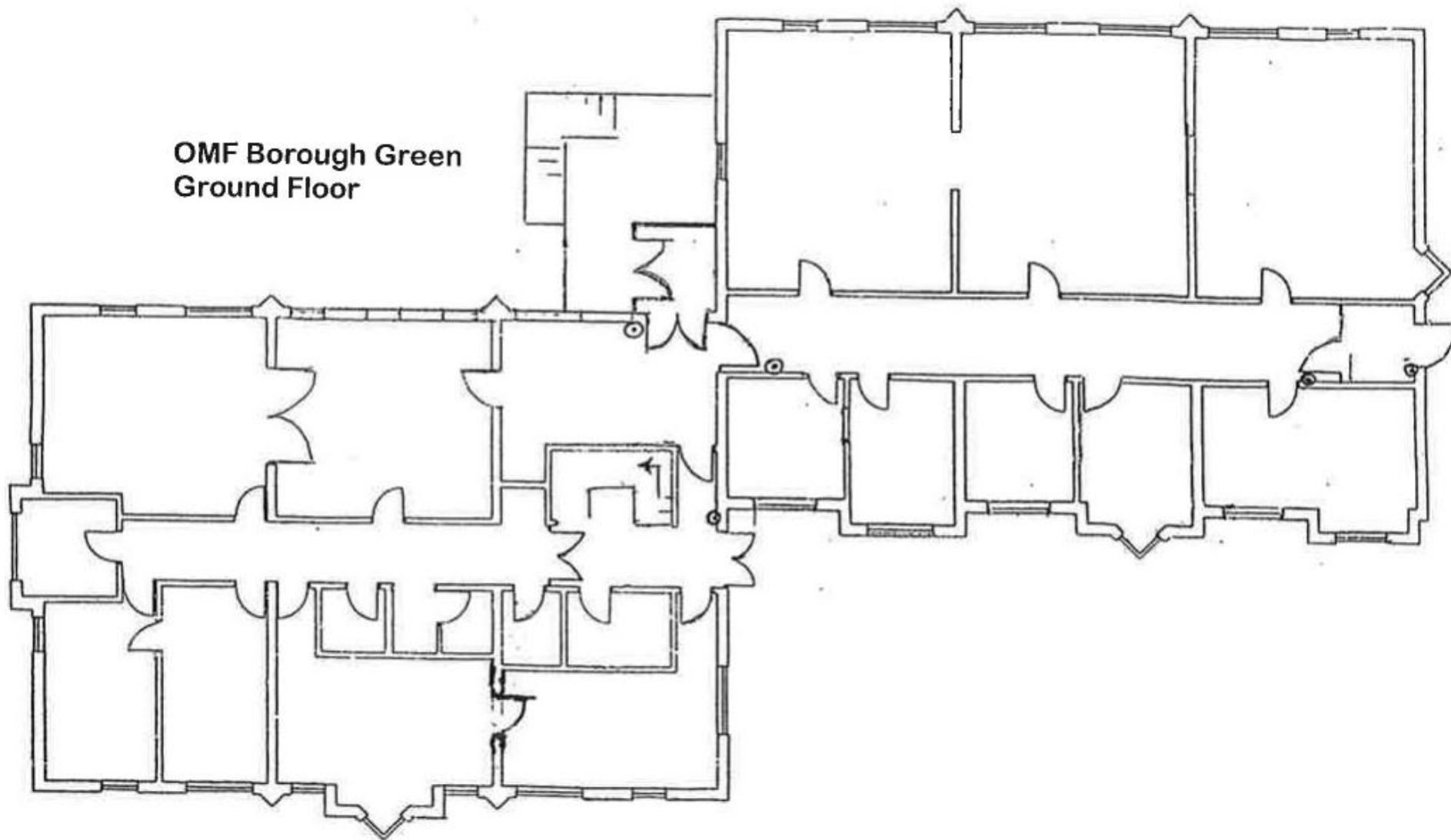
Subject to contract and proof of funds

BASEMENT



Floor plan for indicative purposes only

OMF Borough Green
Ground Floor



Floor plan for indicative purposes only

OMF Borough Green
First Floor



Floor plan for indicative purposes only

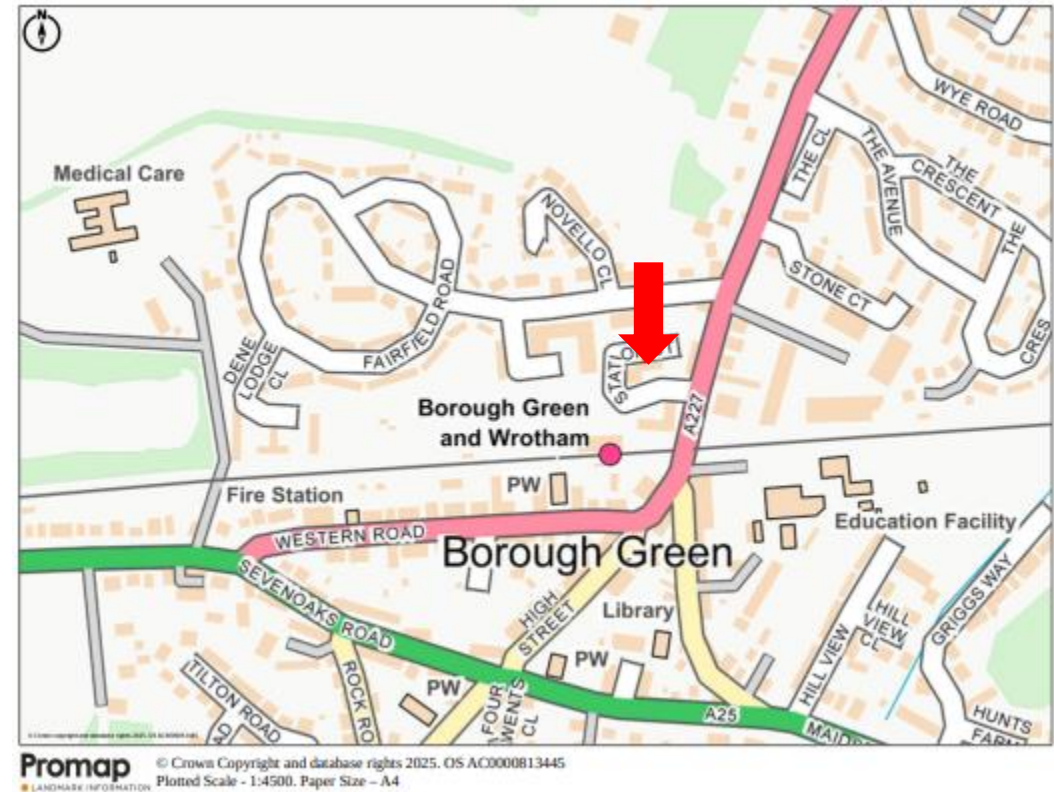




FOR SALE FREEHOLD

893 SQ M (9612 SQ FT) Approx.

UNIT 6 STATION COURT,
STATION APPROACH,
BOROUGH GREEN,
SEVENOAKS
KENT
TN15 8BG



CoStar^{AWARDS}
2025 ANNUAL AWARDS

WINNER
TOP AGENCY

est. 1828
bracketts

www.bracketts.co.uk