

# UNIT C4 CHAUCER BUSINESS PARK KEMSING, SEVENOAKS, KENT, TN15 6YT

**MODERN MID-TERRACE TWO-STOREY  
BUSINESS UNIT WITH 5 PARKING SPACES - TO BE REFURBISHED**

**TO LET**

**3,442 SQ FT (322 SQ M)**



External View – Unit C4 June 2016



External View – C Block- June 2016

## **LOCATION:**

Just off the A25, near Sevenoaks, this modern two-storey business unit with ground floor storage and first floor offices is located on the established Chaucer Business Park in Kemsing, adjoining the railway station.

Kemsing is located three miles east of Sevenoaks, about twelve miles west of Maidstone and seven miles south of Swanley. The Business Park is situated a short distance north of the A25 at Seal and is within easy reach of Junction 5 of the M25/A25/M26 at Sevenoaks and Junction 2 of the M26/M20 at Wrotham.

The property adjoins Kemsing railway station with an approximate journey time to London Victoria of 40 minutes.

Unit C4 is mid-terraced and located towards the rear of the estate. The unit benefits from having parking immediately outside as well as an additional 2 parking spaces opposite Unit C6, providing 5 spaces in total.



**First floor partitioned offices – Unit C4**  
**NOTE- FOR ILLUSTRATION ONLY AS TO HOW MAY LOOK**  
**FOLLOWING REFURBISHMENT**



**Internal View – Ground floor workshop/storage**  
**NOTE – FOR ILLUSTRATION ONLY AS TO HOW MAY LOOK**  
**FOLLOWING REFURBISHMENT**

**PLEASE NOTE THE UNIT HAS BEEN FITTED OUT AS A TRAINING CENTRE. THE OWNERS PROPOSE TO REFURBISH THE UNIT TO BRING IT BACK TO THE CONDITION AS SHOWN IN THE PHOTOS - OTHER THAN SOME OF THE INTERNAL PARTITIONING**

**DESCRIPTION:**

Chaucer Business Park comprises a high quality modern purpose built business park set in seven main terraces, which together with the adjoining industrial estate, has a total of 72 units. The unit is situated mid-terrace in Block C, opposite Block B.

This two-storey business unit comprises ground floor storage with mainly open plan space with one cellular office. The ground floor has an attractive reception with male toilet and kitchen off. The main workshop/warehouse has painted walls and linoleum floor with a floor to ceiling height of 2.7m providing open plan workshop / storage spaces accessed via a roller shutter door (width 2.99m height 4.98m).

Currently, it is only possible to load into the ground floor.

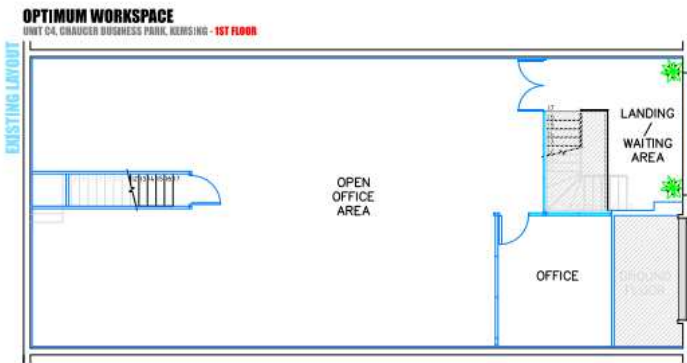
The first floor offices are fitted out with painted plastered walls, a suspended ceiling, and fluorescent lighting to provide open plan offices plus a single cellular office. This layout can be partitioned to provide offices as required - subject to agreement.

The unit is currently fitted out as a training facility and is to be refurbished back to its original configuration to provide ground floor storage with first floor offices – see plans.

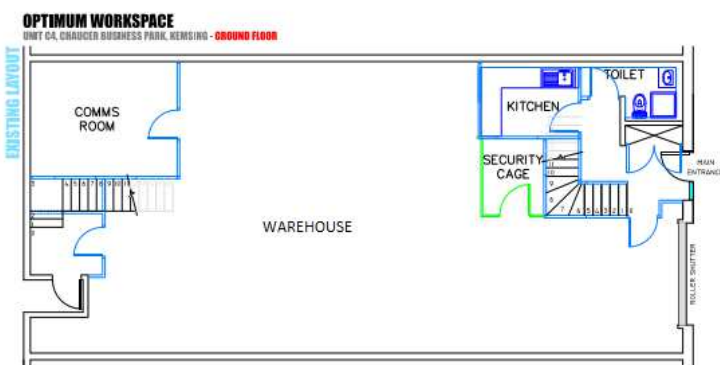
**ACCOMMODATION:**

We have measured the unit on a Gross Internal Area as set out below:

|              |                                     | Area (Sq Ft)       | Area (Sq M)     |
|--------------|-------------------------------------|--------------------|-----------------|
| Ground Floor | Reception/Male WC, Workshop/storage | 1,802              | 170             |
| First Floor  | Offices, WC                         | 1,640              | 152             |
| <b>Total</b> |                                     | <b>3,442 Sq Ft</b> | <b>322 Sq M</b> |



**Note:** Plan shows proposed layout of Unit C4 after the refurbishment has been carried out which will include the removal of the partitioned offices currently in place.



## FEATURES:

- Modern established business estate, within ten minutes' drive of the M25
- Attractive rural setting
- Fully refurbished including rewiring, redecoration, new floor covering and cabling to offices
- 5 car parking spaces
- Ground floor storage accessed by roller shutter door
- Fresh air system to first floor offices
- Central heating
- Wall mounted air conditioning units to most offices

## RATING:

All interested parties should make their own enquiries to Sevenoaks District Council on 01732 227000.

## AVAILABILITY:

Immediate.

## PRICE:

ON APPLICATION

## EPC:

Band D : 90

## TO VIEW:

By appointment with the Agent:

**McMEEKING CHARTERED SURVEYORS**

**01892 536381**