

UNIT C1

CHAUCER BUSINESS PARK
KEMSING, SEVENOAKS TN15 6YT

M^cMeeking

The Property Experts



REFURBISHED 2 STOREY BUSINESS UNIT WITH AIR CONDITIONING & AMPLE PARKING 3.6 MILES FROM J5 M25 TO LET 3,646 SQ FT (330 SQ M)

DESCRIPTION

Chaucer Business Park comprises a high quality modern purpose built business park of 9.5 acres.

The units were built in 1990 of portal frame construction, finished to external brick elevations and pressed steel to the elevations set under a pitched insulated roof with corrugated sheet cover, incorporating translucent roof lights.

Unit C1 comprises a reception area leading into ground floor storage/production with windows to side elevation. The first floor is set out to offices with windows to front and side elevations with views over Kent countryside.

The offices are part open plan, with 3 separate offices, a welfare area, kitchenette and both male and female WCs.



LOCATION

Just off the A25, near Sevenoaks, this modern two-storey office building is located on the established Chaucer Business Park in Kemsing, adjoining the railway station.

Kemsing is located just under 4 miles east of Sevenoaks, about twelve miles west of Maidstone and seven miles south of Swanley. The business park is situated north of A25 accessed via Watery Lane and is 3.6 miles from J5 M25 and 6.2 miles J2 M20.

The property adjoins Kemsing railway station with an approximate journey time to London Victoria of 42 minutes.



ACCOMMODATION

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Internal Area Basis, as set down below:

		sq ft	sq m
Ground Floor	Reception/workshop and warehouse/WC	1788	166
First Floor	Offices	1782	165
Total		3570 sq ft	332 sq m

FEATURES

- Modern established business estate, within ten minutes' drive of the M25
- Attractive rural setting
- On-site car parking
- End of terrace unit with good natural daylight to ground & first floors
- Refurbished throughout
- Air conditioning & central heating to offices
- Offices have suspended ceilings incorporating recessed Category 2 lighting
- Entry phone system
- Immediately available
- Unit C2 adjoining also available TO LET
- Adjoins Kemsing Station – regular service to London in 42 minutes

SERVICES

Services are provided, including 3-Phase electricity.

EPC

Current Energy Performance Certificate status:



RATES

To be reassessed. Interested parties should contact Sevenoaks District Council on 01732 227000.

TERMS

TO LET – TERMS ON APPLICATION

VIEWING

By appointment with the sole agents.

TO VIEW:

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McMeeking

Chartered Surveyors
Regulated by RICS

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