

# UNIT A2 CHAUCER BUSINESS PARK KEMSING SEVENOAKS KENT TN15 6PW

**MODERN MID-TERRACED SELF-CONTAINED BUSINESS UNIT  
AVAILABLE FROM AUGUST 2018**

**TO LET 3,004 Sq Ft (279 Sq M)**



Figure 1: External view

## **LOCATION:**

Just off the A25, near Sevenoaks, this modern office building is located on the established Chaucer Business Park in Kemsing. The property adjoins Kemsing railway station with an approximate journey time to London Victoria of 40 minutes.

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.

## **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 A2 comprises a ground floor storage/production area with a floor to ceiling height of 2.6m (8ft 6ins) and a loading area which has a 5.5m eaves height. Offices and storage are located on the first floor.



Figure 2: First Floor Office



Figure 3: External view

**DESCRIPTION:**

The ground floor is accessed via a personal door with security grill leading to reception with male and female toilets and a door leading to production. The main storage/production area has a concrete floor with painted blockwork walls. There is a single roller shutter loading door (width 3m, height 3.9m) leading into a full height (5.5m) loading bay area.

There is a single steel staircase to the first floor. There are three partitioned offices together with an open plan area. The offices are fitted to suspended ceiling, carpets and painted plasterwork walls to the 3 offices. There is also parking and loading to the front.

**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:

		Area (Sq Ft)	Area (Sq M)
Ground Floor	Reception/workshop and warehouse/WC	1,708	159
First Floor	Offices	1,296	120
<b>Total</b>		<b>3,004 sq ft</b>	<b>279 sq m</b>

**FEATURES:**

- Modern established business estate, within ten minutes' drive of the M25
- Attractive rural setting
- On-site car parking
- Air conditioning and central heating to first floor offices
- Offices have suspended ceilings incorporating recessed Category 2 lighting and Category 5 cabling
- Security alarm and entry phone system

- SERVICES:** Services are provided, including 3-Phase electricity.
- EPC:** Band D - 98
- RATING:** The rateable value for the unit is currently £18,750 with annual rates payable of £8,553.01. For further enquiries relating to the rateable value, please contact Sevenoaks District Council on Tel: 01732 227000
- TERMS:** **TO LET - TERMS ON APPLICATION.**
- TO VIEW:** By appointment with the sole agents:

**DAVID MCMEEKING**  
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