

UNIT D8 CHAUCER BUSINESS PARK KEMSING SEVENOAKS KENT TN15 6PW

MODERN REFURBISHED TWO STOREY BUSINESS UNIT
AVAILABLE FROM APRIL 2018

TO LET 1,140 Sq Ft (106 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 D8 comprises a ground floor storage/production area with open plan first floor offices. The ground floor has a floor to ceiling height of 2.97m (9ft 9ins) providing an open plan workshop/storage space accessed via a roller shutter door. The first floor offices are carpeted and benefit from a kitchen area, suspended ceilings and category 2 lighting.



Figure 2: Interior



Figure 3: Interior

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	Workshop/storage	570	53
First Floor	Offices	570	53
Total		1,140 sq ft	106 sq m

- FEATURES:**
- Modern established business estate, within ten minutes' drive of the M25
 - Attractive rural setting
 - On-site car parking
 - To be fully refurbished
 - Offices have suspended ceilings incorporating recessed Category 2 lighting
 - Security alarm and entry phone system

SERVICES:	Services are provided, including 3-Phase electricity.
EPC:	Band E - 112
RATING:	The rateable value for the unit is currently £9,800 with annual rates payable for 2017/2018 of £4,509.77. 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:

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