

UNIT D10, CHAUCER BUSINESS PARK KEMSING, SEVENOAKS TN15 6YU

**MODERN REFURBISHED SELF-CONTAINED
AIR CONDITIONED FIRST FLOOR OFFICES**

TO LET

885 SQ FT (82 SQ M)



LOCATION:

Just off the A25, near Sevenoaks, this modern self-contained first floor suite of offices within Block D is located on the established Chaucer Business Park in Kemsing, adjoining the railway station. The Unit can be found in the centre of the park just to the right hand side of Chaucer House.

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.

DESCRIPTION:

Chaucer Business Park comprises a high quality modern purpose built business park set in seven main terraces, which together with adjoining industrial estate, has a total of 72 units. The suite is situated at the end of Block D with a self-contained ground floor access.

This self-contained suite of offices comprises three partitioned offices, together with an open plan office area. The offices are fitted to wallpapered walls, suspended ceiling and carpet floor cover. They are air conditioned and have central heating. There are both male and female toilets plus kitchenette.

ACCOMMODATION: The following areas have been provided and are to be verified with on site measurements on a Net Internal Area basis as follows:

		Area (Sq Ft)	Area (Sq M)
Ground Floor	Entrance	-	-
First Floor	Offices	885	82
Total		885 sq ft	82 sq m

**We have also measured the suite on a Gross Internal Basis
at 1,090 sq ft (101 sq m)**

FEATURES:

- Modern established business estate, within ten minutes' drive of the M25.
- Attractive rural setting.
- Good quality refurbished offices.
- Self-contained ground floor entrance to first floor offices.
- Offices are both partitioned and open plan.
- Central heating and air conditioning.
- Fitted with carpets and suspended ceilings
- Male and female WC's plus kitchenette.

SERVICES: Calor gas together with usual services are provided.

EPC: Band E : 112

RATING: The RV is £8,300, the rates payable are £4,025.50 based on Standard Business Rates or £3,992.30 based on Small Business Rates.

AVAILABILITY: June 2016.

PRICE: **TO LET ON FLEXIBLE TERMS**

TO VIEW: By appointment with the sole Agent:

McMEEKING CHARTERED SURVEYORS
01892 536381