

**UNIT 5 CHAUCER INDUSTRIAL PARK,
WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6PL**

MID-TERRACE BUSINESS UNIT FITTED OUT MAINLY AS OFFICES
ON POPULAR WELL ESTABLISHED ESTATE
WITH MEZZANINE AND PARKING

TO LET

1,143 SQ FT (106 SQ M), plus Mezzanine

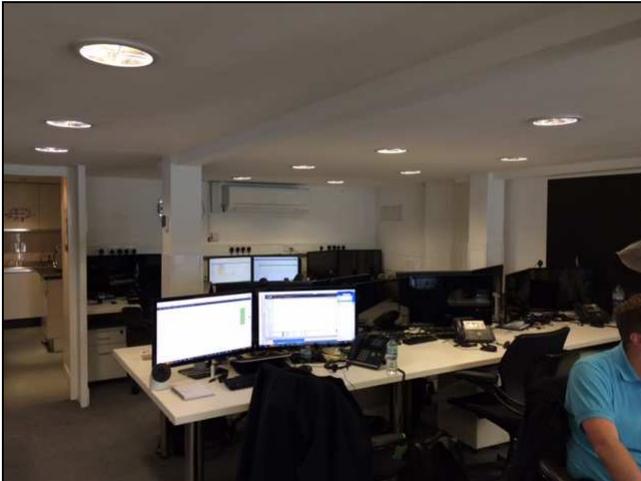


External View Unit 5 Chaucer Industrial Park

LOCATION

These versatile industrial units are located on the established Chaucer Industrial Park in Kemsing, just off the A25, near Sevenoaks, adjoining Kemsing railway station (with an approximate journey time to London Victoria of 40 minutes).

Kemsing is located 3 miles east of Sevenoaks and about 12 miles west of Maidstone and 7 miles south of Swanley. The Business Park is situated a short distance south of the A25 at Seal and is within easy reach of the M25/A25/M26 Junction 5 at Sevenoaks and Junction 2 of the M26/M20 at Wrotham.



Unit 5 – Ground Floor



Unit 5 - Mezzanine

DESCRIPTION

Chaucer Industrial Park comprises a good quality purpose-built business estate, built in 1986, with low site cover, set in six main terraces. The units are portal frame construction finished to external brick elevations and pressed steel to eaves set under a pitched, insulated roof with corrugated sheet cover with an eaves height of about 10ft.

Unit 5 is an mid terrace unit which has been fitted out as an office with a loading area and small storage area together with a mezzanine meeting room and further storage. The unit benefits from male and female toilets together with a small utility room and kitchenette.

The unit has been fitted out to provide good quality offices with painted plasterwork walls carpet floor cover and a range of lighting.

There is external loading and car parking

ACCOMMODATION

We have measured the unit on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

| UNIT | FLOOR | SQ FT | SQ M |
|--------------|--------------------------|--------------|------------|
| 5 | Ground | 1,143 | 106 |
| | Mezzanine (Meeting Room) | 305 | 28 |
| | Mezzanine (Stores) | 324 | 30 |
| Total | | 1,772 | 164 |

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FEATURES

- Established industrial estate, within ten minutes' drive of the M25 adjoining Kemsing rail
- Attractive rural setting with landscaped business park
- Rare opportunity to acquire small business unit in Sevenoaks area
- Mainly offices with loading and storage
- Fitted out to a good standard and ready to occupy
- Vacant possession.
- Available October 2016
- TO LET ON TERMS TO BE AGREED

TENURE

LEASEHOLD – Terms to be agreed.

SERVICES

All services other than mains gas including 3-Phase Electricity. The property is not on mains drains.

RATING

The Rateable Value is £8,500, with rates payable of £4,224.50 using the current multiplier of 49.7p in the £, although interested parties should make their own enquiries to Sevenoaks District Council on 01732 227000.

EPC

Band D : 78

FOR FURTHER INFORMATION OR TO VIEW CONTACT THE SOLE AGENTS

McMEEKING CHARTERED SURVEYORS

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