

## **UNIT B4, CHAUCER BUSINESS PARK WATERY LANE, KEMSING, SEVENOAKS, KENT TN15 6QY**

**TWO STOREY UNIT BUSINESS WITH  
GOOD QUALITY FIRST FLOOR OFFICES**

**TO LET**

**3,350 SQ FT (311 SQ M)**



**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 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.

Unit B4 is a mid-terrace unit with views across to the rear and the countryside.

**DESCRIPTION:**

Chaucer Business Park comprises good quality modern purpose built business park set in seven main terraces. The property is mid-terrace in Block B and was built in 1990 of steel portal frame construction, finished to external brick elevations and pressed steel to eaves set under a pitched insulated roof with corrugated sheet cover, incorporating 10% roof lighting.

**DESCRIPTION:** The property comprises a two storey business unit with ground floor storage and first floor offices.

The ground floor comprises of warehouse with a single toilet. There is a full height roller shutter door (width 2.98m height 4.5m), which serves only the ground floor.

There is a single staircase leading to the first floor offices.

The first floor offices comprise main open plan area together with 4 separate offices and a kitchenette. There are both male & female WCs.

**ACCOMODATION:** We have measured the unit on a Gross Internal Area as set out below:

		<u>Area</u> <u>(Sq Ft)</u>	<u>Area</u> <u>(Sq M)</u>
Ground Floor	Offices, Workshop, Male & Female WC	1,694	157
First Floor	Offices	1,656	154
<b>Total</b>		<b><u>3,350 sq ft</u></b>	<b><u>311 sq m</u></b>

- FEATURES:**
- Modern established business estate, within ten minutes' drive of the M25.
  - Attractive rural setting with views across the Countryside.
  - Adjoins Kemsing Rail Station with 40mins journey time to London Victoria.
  - Warehouse with good quality first floor offices.
  - Recently upgraded LED lighting throughout.
  - Male & female WCs.
  - Parking to front of unit.
  - TO LET - Available immediately.

**RATING:** RV £21,000 For further information please contact Sevenoaks District Council on 01732 227000.

**AVAILABILITY:** Leasehold

**PRICE:** £ PRICE ON APPLICATION

**EPC:** BAND C: 55

**TO VIEW:** By appointment with the Agent:

**McMEEKING CHARTERED SURVEYORS**  
**01892 536381**