

SUITE 1, CHAUCER HOUSE, CHAUCER BUSINESS PARK WATERY LANE, KEMSING, SEVENOAKS, KENT TN15 6PW

**ATTRACTIVE GROUND FLOOR OFFICE SUITE WITH
PARKING**

TO LET

560 SQ FT (52 SQ M)



LOCATION:

Just off the A25, near Sevenoaks, Chaucer House is located on the established Chaucer Business Park in Kemsing, adjoining the railway station (with an approximate journey time to London Victoria of 40 minutes). Chaucer Business Park comprises a high quality modern purpose-built business estate with a total of 75 business units, many of which have been converted to offices.

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 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: This detached converted office property is of brick construction, set under a pitched slate-covered roof providing four self-contained office suites.

The office suite comprises half the ground floor of Chaucer House with use of both male and female WCs on the ground floor. The office is mainly open plan office. The offices have been refurbished and are finished to suspended ceilings incorporating recessed lights, wallpapered walls, and a carpet floor cover. There is a second set of communal male and female toilets at first floor, serving the first floor.



External



Offices

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

		<u>Area (Sq Ft)</u>	<u>Area (Sq M)</u>
Suite 1	Ground Floor	560	52
Total		<u>560 sq ft</u>	<u>52 sq m</u>

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.
- Well specified offices with good natural daylight.
- Perimeter trunking and ample phone points.
- Male & female WCs.
- Suspended ceilings, carpet floor cover and wallpapered walls.
- Ample Parking to front and rear of unit.
- TO LET - Available September 2021

RATING: The Rateable Value is £7,100 Small Bus Rates Payable 2021/22 estimated at: £3,500 For further information please contact Sevenoaks District Council on 01732 227000.

TERMS: TO LET on a new Lease. Terms to be agreed.

OCCUPATION: September 2021

TO VIEW: By appointment with the Agent:

M^cMEEKING CHARTERED SURVEYORS
01892 536381