

UNIT D9, CHAUCER BUSINESS PARK

M^cMeeking

The Property Experts

WATERY LANE, KEMSING, SEVENOAKS, KENT TN15 6YU



External



Front Office



Back Office

MODERN GROUND FLOOR SELF CONTAINED OFFICE SUITE, ON ESTABLISHED BUSINESS PARK IN AN ATTRACTIVE SETTING

TO LET 971 SQ.FT. (90 SQ.M.)

JUNCTION 5 M25/A25/M26 - 5 Miles

DESCRIPTION

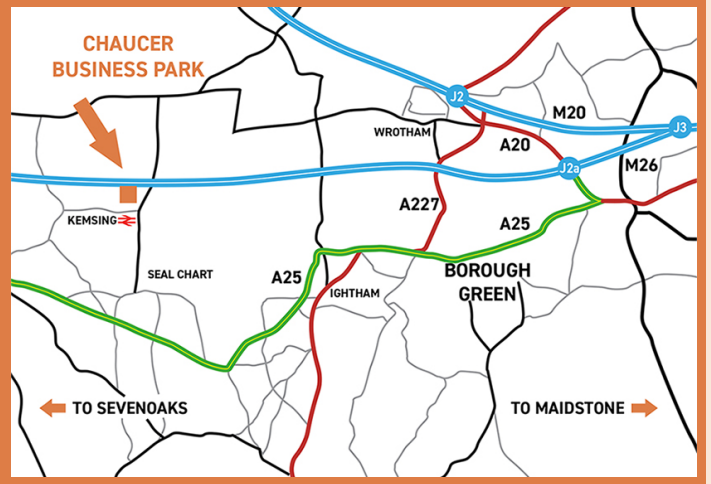
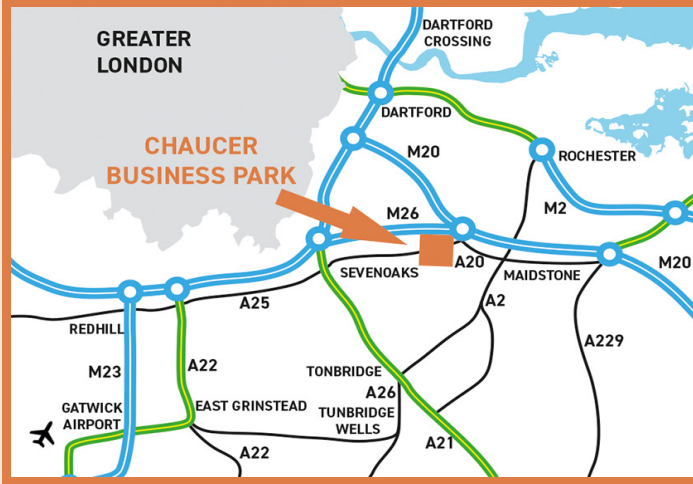
Chaucer Business Park comprises a high quality modern purpose built business park set in seven main terraces, which together with adjoining industrial estate, has a total of 72 units. The unit is situated at the end of Block D next to Chaucer House.

Unit D9 is a self contained office suite which comprises 2 main open plan offices together with a further meeting room, kitchenette and both male and female toilets. There is the potential to install a loading door subject to survey.

LOCATION

Just off the A25, near Sevenoaks, this modern ground floor office suite is located on the established Chaucer Business Park in Kemsing, adjoining the railway station. There is a rail journey time of approximately 40 minutes to London Victoria.

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.



PLANNING

We understand this unit has B1 consent.

AMENITIES

- Modern est. business estate, within 10 minute drive of M25
- Attractive rural setting
- 3 Allocated parking spaces - more available by negotiation
- Established business location
- Adjoins Kemsing railway station
- Self contained ground floor office suite
- Male & female toilets

SERVICES

T.B.C.

RATES

Rateable Value 2020/21 - £10,500.

Small Business Rates relief may apply.

Interested parties should make enquiries to Sevenoaks District Council on 01732 227000

RENT AND TERMS

On application. TO LET on terms to be agreed.

AVAILABLE FROM

May 2021

EPC

Current EPC status: Awaiting E.P.C.



Back Office

ACCOMMODATION

Unit D9	Use	Areas	
		sq ft	sq m
Ground Floor	2 Offices & Meeting Room	971	90
TOTAL		971	90

The areas have been provided to us by the client on a Net Internal Area basis, which are to be checked by us with on site measurements.

TO VIEW:

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McMeeking

Chartered Surveyors
Regulated by RICS

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NB. None of the equipment or services has been tested. **SUBJECT TO CONTRACT & EXCLUSIVE OF VAT.**