

UNIT D7 CHAUCER BUSINESS PARK

KEMSING, SEVENOAKS, KENT, TN15 6YU

MODERN FULLY REFURBISHED TWO-STOREY
BUSINESS UNIT WITH 6 PARKING SPACES

FOR SALE / TO LET

3,419 SQ FT (318 SQ M)



External Elevation



Ground Floor Storage

LOCATION:

Just off the A25, near Sevenoaks, this modern two-storey business unit with ground floor storage and first floor offices 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 D7 is located towards the rear of the Estate and is mid terrace. The unit benefits from having parking immediately outside the unit as well as parking opposite.

DESCRIPTION: Chaucer Business Park comprises a high quality modern purpose built business park set in seven main terraces, which together with the adjoining industrial estate, has a total of 72 units. The unit is situated at the near end of Block D adjoining Chaucer House. It is accessed by going around the back of blocks C & D.

This two-storey business unit comprises ground floor storage with open plan and cellular first floor offices. The ground floor has a reception with male toilet. The main workshop/warehouse has painted walls and floor with a floor to ceiling height of 2.6m providing open plan workshop / storage spaces accessed via a roller shutter door. There is a toilet at ground floor and second toilet at first floor. The first floor offices are fitted to painted plastered walls, suspended ceiling and fluorescent lighting and new carpet floor cover providing 5 cellular offices plus open plan offices and a kitchen and second toilet.



First Floor Offices



View of Chaucer Business Park

ACCOMMODATION:

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

		Area (Sq Ft)	Area (Sq M)
Ground Floor	Reception/Male WC, Workshop/storage	1,647	153
First Floor	Offices, WC	<u>1,772</u>	<u>165</u>
Total		3,419 sq ft	318 sq m

- FEATURES:**
- Modern established business estate, within ten minutes' drive of the M25.
 - Attractive rural setting.
 - Fully refurbished including rewiring, redecoration, new floor covering and cabling to offices.
 - 6 car parking spaces, plus loading.
 - Male & female WCs.
 - Ground floor storage accessed by roller shutter door.
 - Central Heating.
 - Wall mounted air conditioning units to most offices.

TENURE: Freehold – Title No. K987391

RATING: Rateable value: 2020/21 £25,750. Rates payable for 2020/21: £12,849.25 pa

AVAILABILITY: Immediate.

PRICE: **ON APPLICATION**

EPC: EPC Commissioned.

TO VIEW: By appointment with the Agent:

M^cMEEKING CHARTERED SURVEYORS
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