

UNIT 4 CHAUCER BUSINESS PARK KEMSING

Ground floor 2,214 sq ft / 205.6 sq m. First floor office 1,950 sq ft / 181.2 sq m. Total 4,164 sq ft / 386.9 sq m



ADDRESS

Unit F4 Chaucer Business Park
Watery Lane
Kemsing
Sevenoaks
TN15 6PL

DESCRIPTION

Prominent office / warehouse unit to let

The Chaucer Business Park offers high office content accommodation within a well landscaped estate. The estate is situated on Watery Lane to the north of the A25 and approx. 3 miles east of Sevenoaks town centre. The available unit is end of terrace, of brick construction under a shallow pitched steel portal framed roof. The unit benefits from a roller shutter door and has secure parking and loading yard. The offices are separately entered via the front reception.

Dated: 22/12/2024



SPECIFICATION

- Fully fitted offices at first floor
- Air-conditioned office accommodation
- Kitchenette facility
- Male / Female WC
- Three phase electricity
- Gas supply
- 2.5m clear internal height (under mezzanine)
- Roller shutter door
- Secure loading yard
- Parking spaces to the front of the unit
- Remote door entry system
- EV charging point



- Tenure** Leasehold
- Rent** Price upon applicaiton
- Rates** Rateable value £39,000
- Size** Ground floor 2,214 sq ft / 205.6 sq m.
First floor office 1,950 sq ft / 181.2 sq m.
Total 4,164 sq ft / 386.9 sq m

CONTACT

- Roger Duke**
FNAEA (Comm)
- T** 01737 230735
- M** 07710 993215
- E** roger.duke@michaelrogers.co.uk

Dated: 22/12/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ