

Preliminary Particulars
Unit A8
Chaucer Business Park
TN15 6PW
5,701 sq. ft



Warehouse/Industrial

TO LET

01737 230700

Chapter House, 33 London Road, Reigate, Surrey RH2 9HZ Fax: 01737 230701

www.michaelrogers.co.uk

Location:

Chaucer Business Park, Kemsing is situated off the A25 close to Sevenoaks and provides direct access to Junction 2 of the M26 (Wrotham) located approx. 5 miles from the property to the east and Junction 5 of the M25 is a similar distance to the west. The property adjoins Kemsing railway station, which provides a service to Victoria.

Description:

This fully refurbished modern mid-terraced warehouse/industrial unit is constructed of steel portal frame construction providing column free space. The lit workshop/warehouse area is accessed by a full height electrically operated loading door. The first floor provides a kitchen and breakout area which may be converted to provide office accommodation.

Accommodation:

Floor Areas (gross internal)	Sq m	Sq Ft
Warehouse/Industrial	478.05	5,145
First Floor Offices	<u>51.65</u>	<u>556</u>
TOTAL	529.70	5,701
*Optional Storage Mezzanine	56.99	613

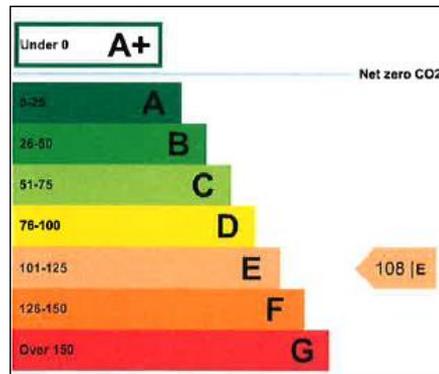
Amenities:

- ❖ Warehouse Lighting
- ❖ Electrically operated loading door
- ❖ Three Phase Power Supply
- ❖ 10 Parking Spaces
- ❖ Warehouse warm air heating.
- ❖ Kitchenette Facility

Rates:

TO BE ASSESSED

EPC



Terms

On Application
For Further Information Contact:
Roger Duke
DirTel: 01737-230735
mobile: 07710-993215
E-mail: roger.duke@michaelrogers.co.uk

The accuracy of any description, 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 its employees or representatives has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. Rents 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