

Recently Refurbished

Michael Rogers



FOR SALE or TO LET

Prominent Warehouse / Industrial Unit

D 9 & 10 Chaucer Business Park, Kemsing TN15 6YU

Description

The Chaucer Business Park offers high office content accommodation within a well landscaped estate. This end of terrace unit is of brick construction under a shallow pitched roof. The ground floor warehouse with a roller shutter door to the rear of the unit is accessed from the loading yard additional loading is available from the side loading door. The offices are separately entered from the front reception with dedicated adjacent car parking. The first floor offices have good natural lighting and an open plan fully fitted configuration with 13 amp power distribution LED lighting, suspended ceiling and air-conditioned electric heating.

The unit is fully refurbished.

- ❖ Fully fitted offices at first floor
- ❖ Air-conditioned office accommodation
- ❖ 6 Parking spaces
- ❖ Separate van loading
- ❖ Three phase electricity
- ❖ 5.8m Clear internal height
- ❖ Male / Female WC
- ❖ 2 roller shutter loading doors

Location

Chaucer Business Park, is situated on Watery Lane to the north of the A25 approximately 3 miles east of Sevenoaks town centre. The Sevenoaks junction (jct 5) of the M25 to the west provides excellent access to the national motorway network. The Chaucer Business Park is roughly equidistant between Jct 5 of the M25 and Jct 2 of the M26 at Wrotham which gives access to the M20 to the east.

Kemsing railway station is adjacent to the estate, provides regular National Rail services to Central London (London Victoria - 40 minutes), Maidstone East and Ashford International.

Accommodation

	Sq Ft	Sq M
Ground Floor	1,073	99.7
First Floor	578	53.7
TOTAL	1,651	153.4

Approximate gross internal area.

Rates

Rateable Value: Aug 2023 £17,500.

Terms

Available **Freehold or To Let** on a new lease for a term to be agreed. Rent on application.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

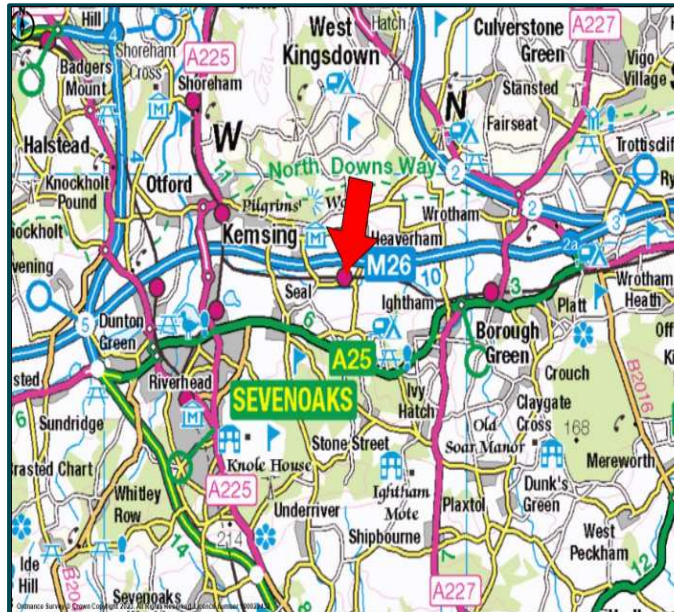
B-45.



Loading Bay



First Floor Offices



Contact



For further information, or to arrange a viewing, please contact.

ROGER DUKE

01737 230735

07710 993215

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 or warranty or enter into any contract whatsoever in relation to the property. 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