

Unit G3

2,185 sq.ft.

**Michael
Rogers**



TO LET

**Prominent Warehouse / Industrial Unit
Chaucer Business Park, Kemsing TN15 6HU**

Description

The Chaucer Business Park offers modern Warehouse/Industrial accommodation within a well landscaped estate .This end-terraced unit is of brick construction under a shallow pitched steel portal framed roof. The ground floor warehouse with an electrically operated roller shutter door is accessed from the loading yard. The offices are separately entered from the front reception with dedicated adjacent car parking. The first floor office to the front of the unit have good natural lighting and an open plan fully fitted configuration with 13 amp power distribution lighting, suspended ceiling and electric air conditioning and heating.

- ❖ Air-conditioned offices at first floor
- ❖ Parking spaces to the front of the unit
- ❖ Three phase electricity
- ❖ 5.4m Clear internal height
- ❖ LED lighting the warehouse.
- ❖ Male / Female WC
- ❖ Kitchenette facility
- ❖ Electrically operated loading door

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	1,890	175.6
First Floor Office	295	27.5
TOTAL	2,185	203.1

Approximate gross internal area.

Rates

Rateable Value: £22,500 (1 April 2023 to present)

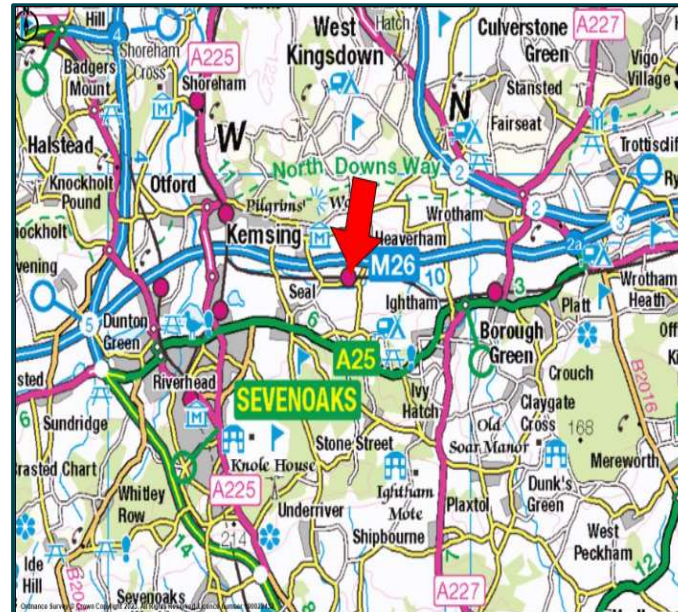
Terms

Available **TO LET**

Legal Costs

Each party to be responsible for their own legal costs.

EPC



Contact



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

ROGER DUKE

01737 230735

07710 993215

roger.duke@michaelrogers.co.uk



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