

## UNIT G3 CHAUCER BUSINESS PARK KEMSING

2,185 sq.ft.



### ADDRESS

Unit G3 Chaucer Business Park  
Watery Lane  
Kemsing  
Sevenoaks  
TN15 6HU

### DESCRIPTION

Warehouse/Industrial Unit to let. Chaucer Business Park, Kemsing is situated off the A25 close to Sevenoaks. Junction 2 of the M26 (Wrotham) is located approximately five miles to the east of the property and Junction 5 of the M25 is a similar distance to the west. The property is adjacent to Kemsing railway station which provides a service to London Victoria.

This fully refurbished modern end of terrace warehouse/industrial unit is of steel portal frame construction providing column free space. The lit workshop/warehouse area is accessed via a full height electrically operated loading door. The fully fitted offices on the first floor have the benefit of LED lighting and Dimplex heating.

Dated: 27/07/2024



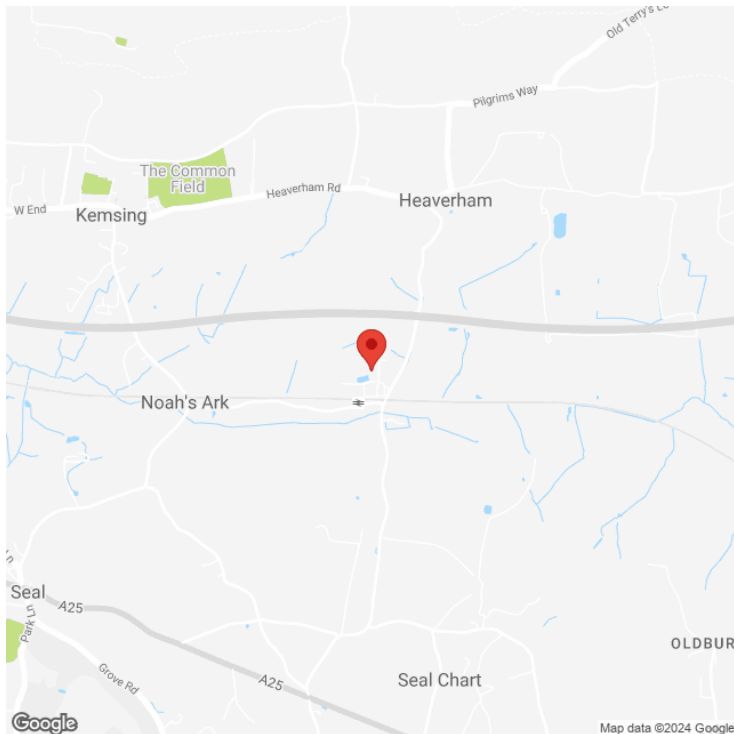
## SPECIFICATION

- LED Warehouse lighting
- Electrically operated loading door
- Three phase power supply
- Fully fitted offices
- Intruder & Fire Alarm system
- Kitchenette facility
- EPC Rating: D - 76

<b>Tenure</b>	Leasehold
<b>Rent</b>	On application
<b>Service Charge</b>	TBA
<b>Rates</b>	RV £17,000 per annum
<b>Size</b>	2,185 sq.ft.

## CONTACT

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Dated: 27/07/2024

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