

AVAILABLE FREEHOLD

Michael Rogers



FOR SALE

Prominent Warehouse / Industrial Unit

Chaucer Business Park, Kemsing TN15 6QY

Description

The Chaucer Business Park offers high office content accommodation within a well landscaped estate .This mid-terraced unit is of brick construction under a shallow pitched roof. The ground floor warehouse with a 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 offices on half mezzanine level to the rear of the unit have good natural lighting and an open plan fully fitted configuration with 13 amp power distribution lighting, suspended ceiling and air-conditioned electric heating.

- ❖ Fully fitted offices at first floor
- ❖ Air-conditioned office accommodation
- ❖ Parking spaces to the front of the unit
- ❖ Kitchenette facility
- ❖ Three phase electricity
- ❖ Gas supply
- ❖ 3.6m Clear internal height (Under Mezz)
- ❖ Male / Female WC
- ❖ Roller shutter 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	1,708	158.7
Mezzanine Floor	1,704	158.3
TOTAL	3,412	317.0

Approximate gross internal area.

Rates

Rateable Value: £20,750

Terms

Available For Sale Freehold
POA

Legal Costs

Each party to be responsible for their own legal costs.

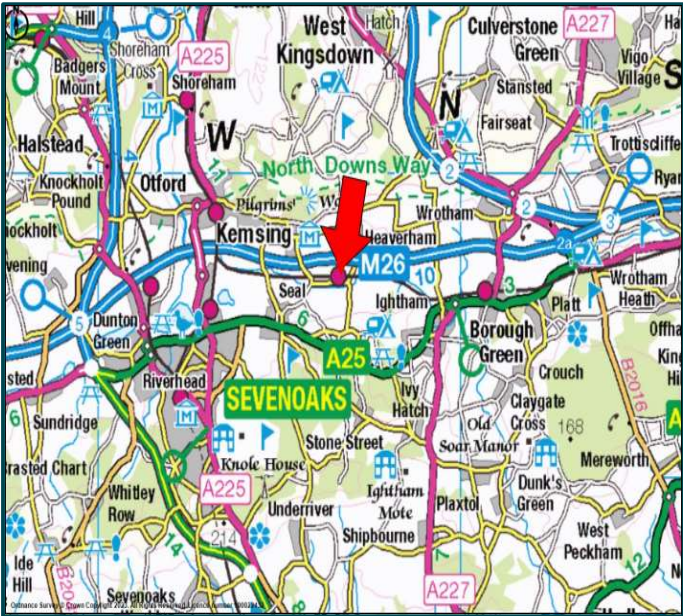
EPC



Reception



First Floor Offices



Mezzanine Storage

Contact



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

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