

**Unit F4 3,744 sq.ft.**

**Michael  
Rogers**

**TO LET**

**Prominent Office / Warehouse Unit**

**Chaucer Business Park, Kemsing TN15 6PL**





# Description

The Chaucer Business Park offers high office content accommodation within a well landscaped estate .This end of terraced unit is of brick construction under a shallow pitched steel portal framed roof. The ground floor warehouse with a roller shutter door is accessed from the secure parking and loading yard. The offices are separately entered from the front reception. The first floor offices 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
- ❖ Kitchenette facility
- ❖ Male / Female WC
- ❖ Three phase electricity
- ❖ Gas supply
- ❖ 2.5m Clear internal height (Under Mezz)
- ❖ Roller shutter loading door
- ❖ Secure loading yard
- ❖ Parking spaces to the front of the unit
- ❖ Remote door entry system
- ❖ EV charging point.

# 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	2,034	188.9
First Floor Office	1,709	158.9
<b>TOTAL</b>	<b>3,744</b>	<b>347.8</b>

Approximate gross internal area.

# Rates

Rateable Value: £39,000

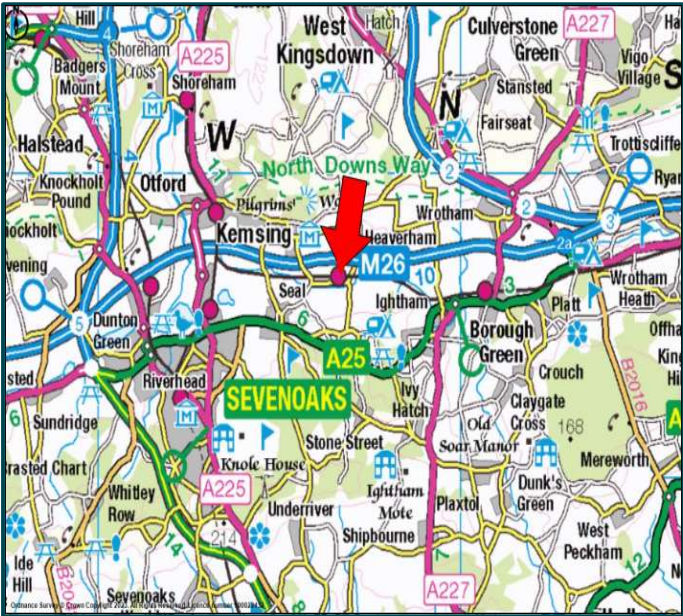
# Terms

Available TO LET

# Legal Costs

Each party to be responsible for their own legal costs.

# EPC



Reception



First Floor Offices



# Contact



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

**ROGER DUKE**

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