

Unit 22 453 sq.ft.



TO LET

Prominent Warehouse / Industrial Unit

Chaucer Business Park, Kemsing TN15 6PJ



# Description

The Chaucer Business Park offers modern Warehouse/Industrial accommodation within a well landscaped estate .This mid-terraced recently refurbished unit is of brick construction under a shallow pitched steel portal framed roof. The warehouse with a double doors is accessed from the loading yard with dedicated adjacent car parking. The unit has good natural lighting 3 phase and 13 amp power distribution and LED lighting.

- ❖ Parking spaces to the front of the unit
- ❖ Three phase electricity
- ❖ 3.14m Clear internal height
- ❖ LED lighting the warehouse.
- ❖ Male / Female WC
- ❖ 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	453	42.1
<b>TOTAL</b>	<b>453</b>	<b>42.1</b>

Approximate gross internal area.

# Rates

Rateable Value: £5,100 (Apr 23 to present)

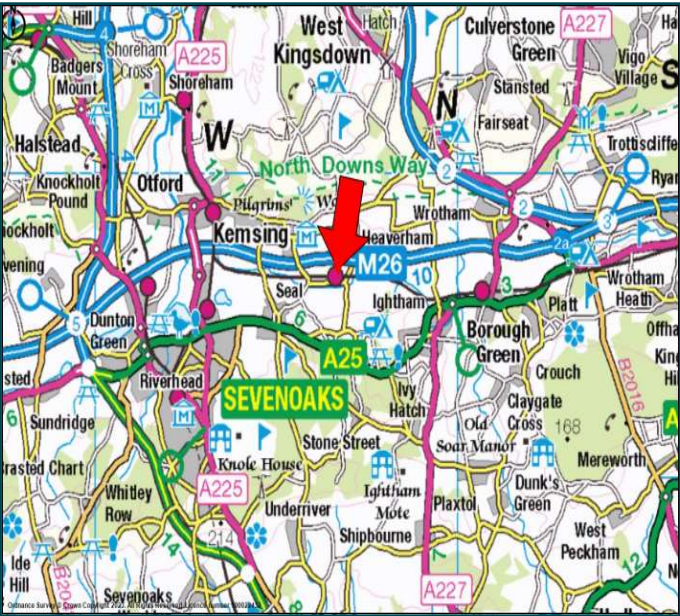
# Terms

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](mailto:roger.duke@michaelrogers.co.uk)



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