Subject to Refurbished
Unit 24 452 sq.ft.
Michael Rogers
22
TO LET
Prominent Warehouse / Industrial Unit
Chaucer Business Park, Watery Lane, Kemsing TN15 6PJ

# Description

The Chaucer Business Park offers modern Warehouse/Industrial accommodation within a well landscaped estate .This mid-terraced has recently been subject to refurbishment. The unit is of brick construction under a shallow pitched steel portal framed roof. The warehouse with a fob activated roller shutter door 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. A small works office has been created to the front of the unit.

- ❖ LED Lighting
- ❖ 3Parking spaces
- ❖ Separate loading
- ❖ Three phase electricity
- ❖ 3.15m Clear internal height
- ❖ Male / Female WC
- ❖ 2.8m high 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 and directly accessed from 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 | 452 | 42.1 |
| **TOTAL** | **452** | **42.1** |

Approximate gross internal area.

# Rates

Rateable Value: £5,100 (Apr 2023 to present).

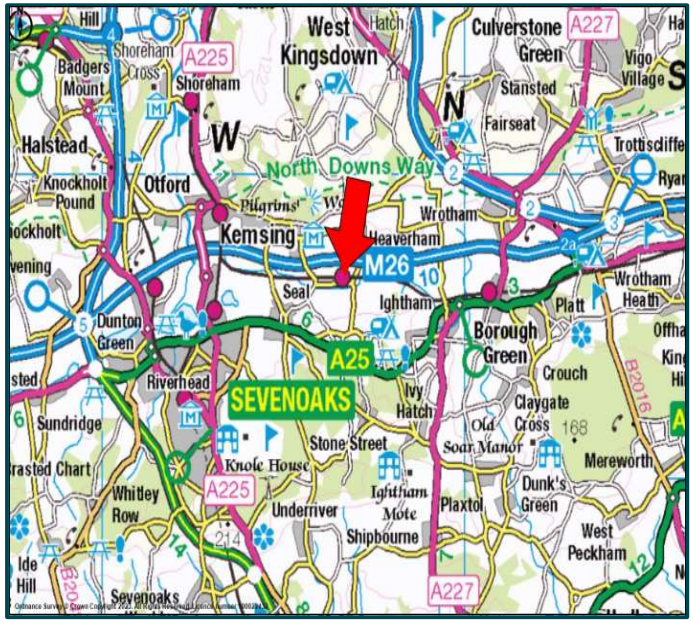
# Terms

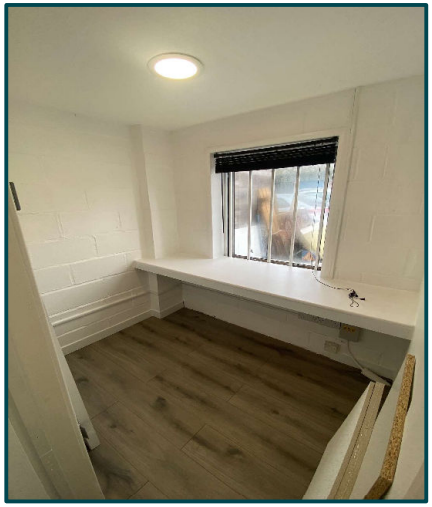
Available **To Let** on a new lease for a term to be agreed. Rent on application.

# Legal Costs

Each party to be responsible for their own legal costs.

# EPC





# Contact

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

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