

FREEHOLD INVESTMENT

Michael Rogers



C1

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 Industrial estate .This end-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 have good natural lighting with extensive views to the west and are configured in an open plan and cellular 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 and side 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: £41,000

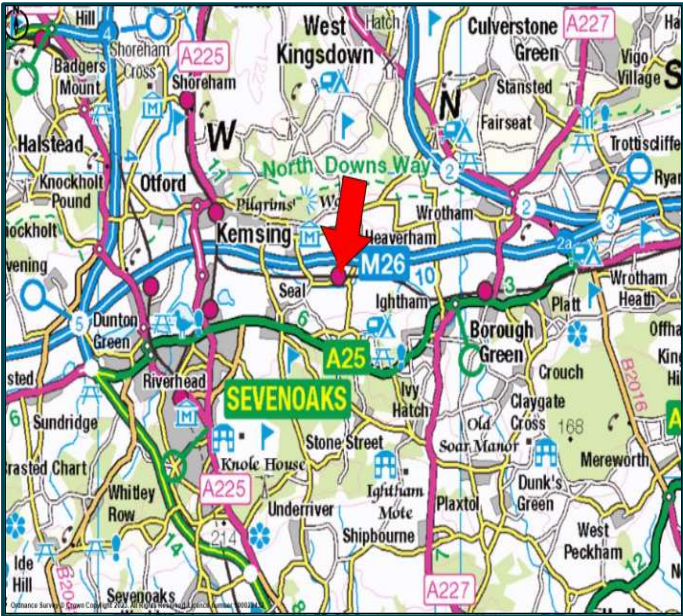
Terms

Available For Sale Freehold

Legal Costs

Each party to be responsible for their own legal costs.

EPC



First Floor Offices



Ground Floor Storage

Investment Summary

- **Rare Freehold Unit on a well landscaped and maintained estate**
- **Let to an established company founded in 2002**
- **Reversionary income £50,000 p.a (£14.65 p.s.f)**
- **Offers in excess of £650,000**
- **A purchase at this level after normal purchaser's costs would show a net initial yield of 7.36%**
- **EPC – B48**

Local Industrial Occupier Market

Recently the Sevenoaks and Kemsing Industrial market has seen significant rental growth and virtually full occupancy of the Chaucer Business Park. With limited available property asking rents have reached £17.50 p.s.f. and for the smallest units (1,000 s.f) rents of up to £24 p.s.f. have been achieved.

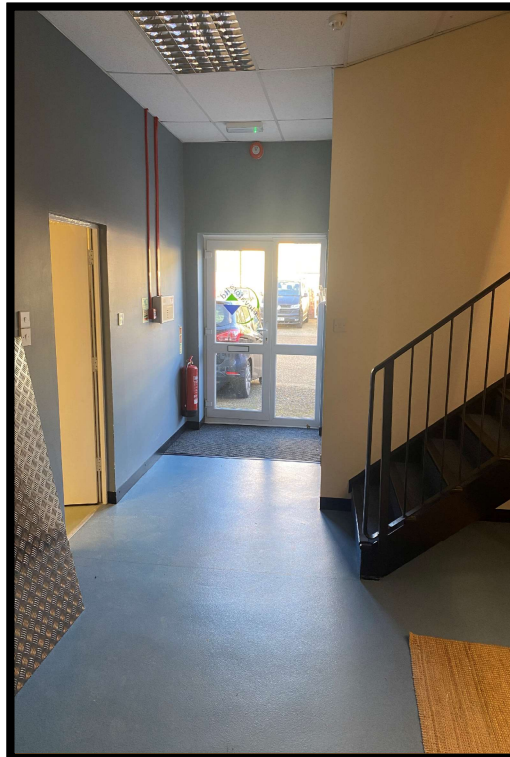
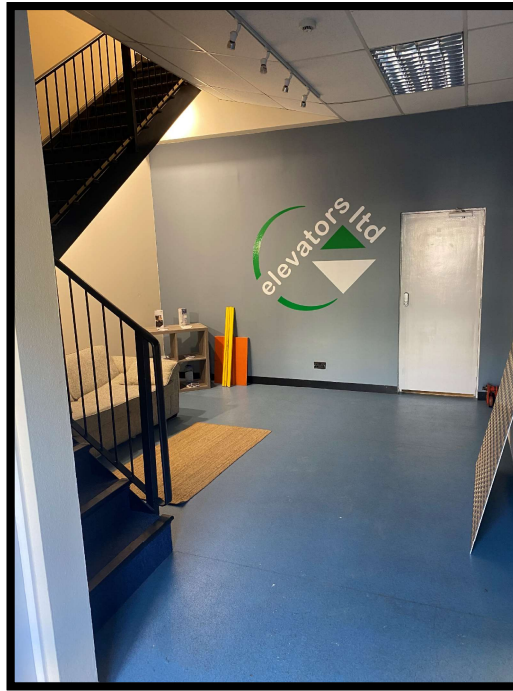
Block 5 Unit 2 Vestry Trading Estate (4,000 sq.ft.)
Let April 2024 at £17.50 p.s.f.

Unit D1, Chaucer Business Park (1,234 sq.ft.) Let
June 2024 £15.24 p.s.f.

D9/10 Chaucer Business Park (1,651 sq.ft.) Sold
December 2024 £208 p.s.f.

Unit E4 Chaucer Business Park (1,846 sq.ft.) Let
April 2025, £16.25 p.s.f.

Unit D8 Chaucer Business Park (1,234 sq.ft.) Let
April 2025 £16.21 p.s.f.



Tenancy

The unit is let to **Elevators Limited (04463335)**

There is a **Personal Guarantee** from a director of the company

Lease Commencement: 10 November 2017

Term: 10 years

Break Clause: 10 November 2022,
Not Exercised.

Repairs: FR&I subject to a schedule of condition.

1954 LTA: Outside the Act

Rent: **£50,000 p.a excl.**

VAT

The property is elected for VAT

Proposal

Offers in excess of **£650,000** subject to contract/exclusive of VAT are invited.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC and as a result, it is obliged to undertake anti-money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transaction without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Contact



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

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