

**Unit A7**

**3,370 sq.ft.**

**Michael  
Rogers**



**TO LET**

**Prominent Warehouse / Industrial Unit**

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

# Description

The Chaucer Business Park offers modern Warehouse/Industrial accommodation within a well landscaped estate .This end-terraced unit is of brick construction under a shallow pitched steel portal framed roof. The ground floor warehouse with an electrically operated 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 and cellular and open plan fully fitted configuration with 13 amp power distribution lighting, suspended ceiling.

- ❖ Offices at first floor
- ❖ Parking spaces to the front of the unit
- ❖ Three phase electricity
- ❖ 3m Clear internal height (under mezzanine)
- ❖ Lighting to the warehouse.
- ❖ Male / Female WC
- ❖ Kitchenette facility
- ❖ 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	1,725	160.3
Mezzanine Office / Storage	1,645	152.8
<b>TOTAL</b>	<b>3,370</b>	<b>313.1</b>

Approximate gross internal area.

# Rates

Rateable Value: £35,000 (1 April 2026)

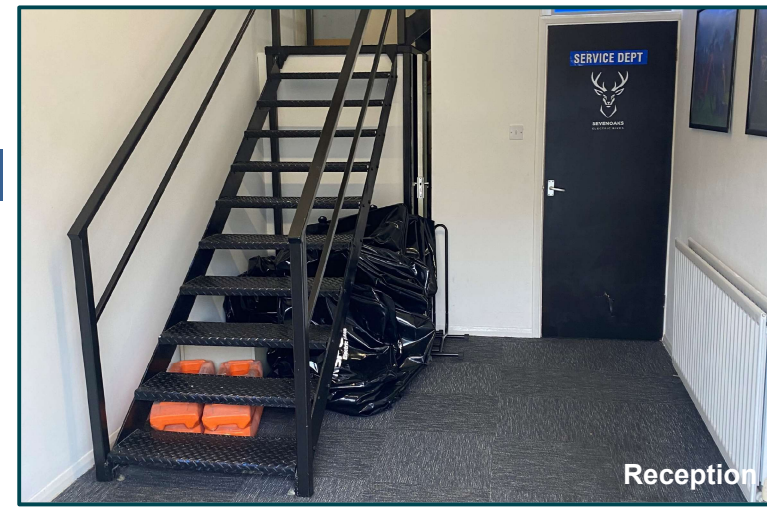
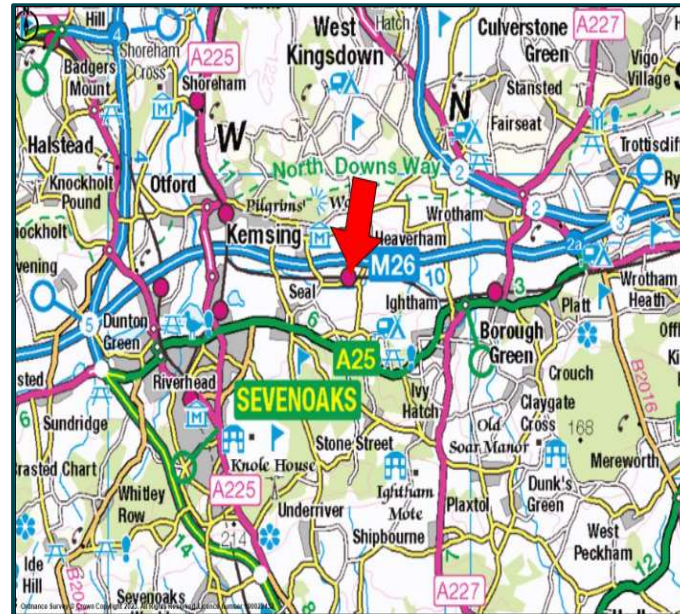
# Terms

Available **TO LET**

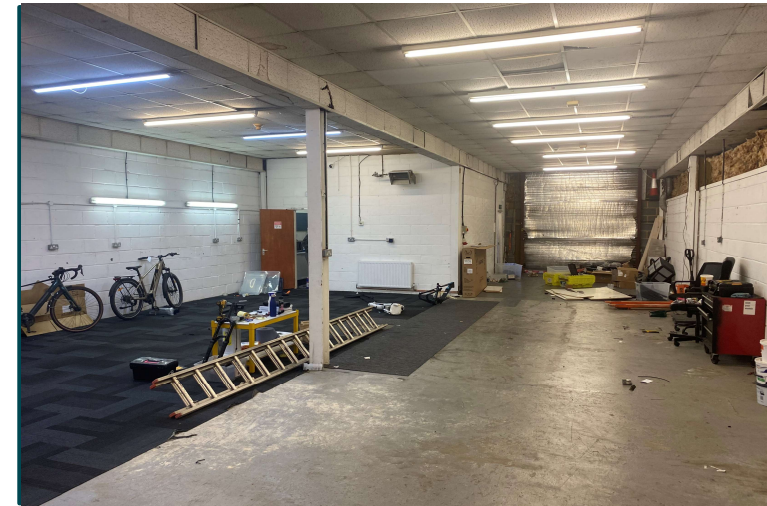
# Legal Costs

Each party to be responsible for their own legal costs.

**EPC** 



Reception



Mezzanine Office

# Contact



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

**ROGER DUKE**

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