

**Unit D2 – 1,147 sq.ft.**

**Michael  
Rogers**

**TO LET**

**Rigaku**

**Prominent Warehouse / Industrial Unit**

**D2 Chaucer Business Park, Watery Lane, Kemsing TN15 6YU**

# Description

The Chaucer Business Park offers high office content accommodation within a well landscaped estate. This mid terraced unit is of brick construction under a shallow pitched roof. The ground floor warehouse with a roller shutter door to the front of the unit is accessed from the loading yard. The offices are separately entered from the front reception with dedicated adjacent car parking. The offices are separately entered from the front reception with dedicated adjacent car parking. The first floor offices have good natural lighting and an open plan fully fitted office facility with 13 amp power distribution Cat II lighting, suspended ceiling, air conditioning and kitchen facilities.

The unit is fully refurbished.

- ❖ Fully fitted offices at first floor
- ❖ 3 Parking spaces
- ❖ Separate loading
- ❖ Three phase electricity
- ❖ 3.2m 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 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	572	53.1
First Floor	575	53.4
<b>TOTAL</b>	<b>1,147</b>	<b>106.5</b>

Approximate gross internal area.

# Rates

Rateable Value: £13,500 (2023).

# 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

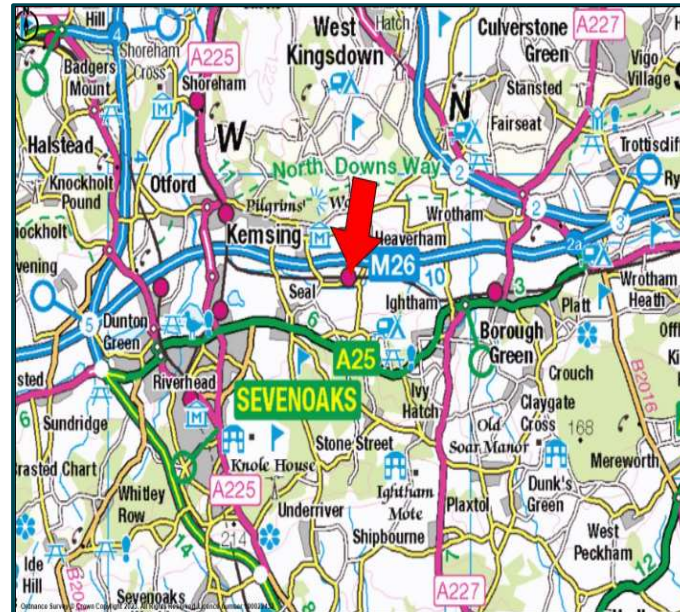
C-72.



Loading Bay



First Floor Offices



# Contact



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

**ROGER DUKE**

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