

**Unit B1 & 2      6,740 sq.ft.**

**Michael  
Rogers**



**TO LET or FOR SALE**

**Prominent Warehouse / Industrial Unit**

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

# Description

The Chaucer Business Park offers modern Warehouse/Industrial accommodation within a well landscaped estate .These energy efficient end-terraced units are of brick construction under a shallow pitched steel portal framed roof with PV Solar panels. The ground floor warehouse with 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 and boardroom have good natural lighting are of cellular and open plan fully fitted configuration with 13 amp power distribution , Cat V cabling, LED lighting, suspended ceiling and heating is provided through an air source heat pump, feeding a radiator system.

- ❖ Offices at first floor
- ❖ Parking spaces to the front of the unit
- ❖ Three phase electricity
- ❖ 2.7m Clear internal height (under mezzanine)
- ❖ Lighting to the warehouse.
- ❖ Male / Female WC
- ❖ Kitchenette facility
- ❖ 2 Loading doors
- ❖ PV Panels
- ❖ Air Source Heat Pump
- ❖ EV Charging Points

# 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               | 3,436        | 319.2        |
| Mezzanine Office / Storage | 3,304        | 306.9        |
| <b>TOTAL</b>               | <b>6,740</b> | <b>626.1</b> |

Approximate gross internal area.

# Rates

Rateable Value: £66,500 (1 April 2026)

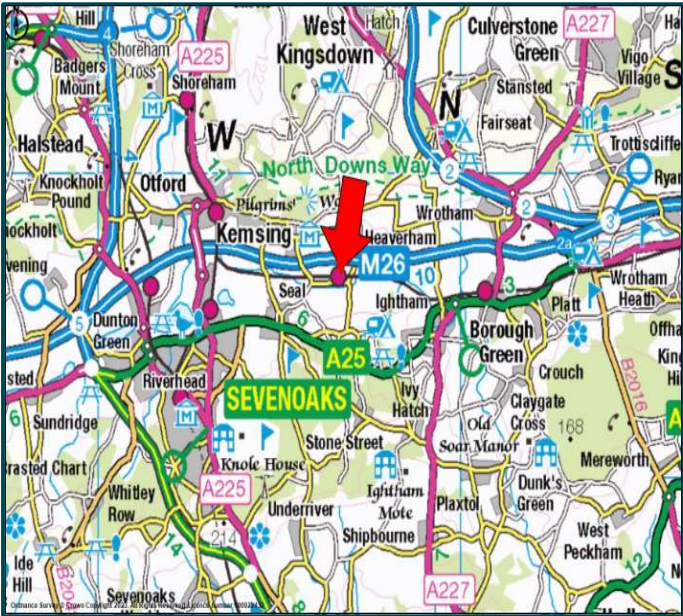
# Terms

Available **TO LET or FOR SALE**

# Legal Costs

Each party to be responsible for their own legal costs.

# EPC



Reception



Mezzanine Office

# Contact



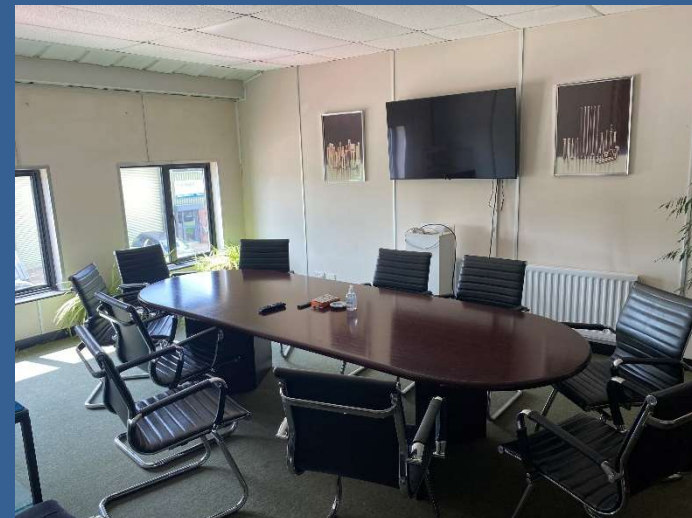
For further information, or to arrange a viewing, please contact.

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