



chartered surveyors
and property consultants



Chaucer Business Park • Watery Lane • Kemsing (Sevenoaks) • Kent TN15 6QY
Business Unit To Let - 3311 sq ft - Light Industrial & Office Space

COMMERCIAL

Location

Chaucer Business Park is approximately 36 miles to the south east of central London, and 4.5 miles to the north east of Sevenoaks, and just outside of the village (1.5 miles to the southeast). Access to the M26 is via Wrotham Heath, about 6.5 miles to the east, via the A25. Junction 5 of the M25 is also around 6.5 miles away, to the west, again via the M26. Kemsing main line station is close by, being 0.3 miles away, accessed off Honey Pot Lane, off Watery Lane. There are services direct to London Victoria with a typical journey time of approximately 45 mins.

Description

A good quality business unit comprising ground floor light industrial / production space, with offices over two upper floors. The premises benefit from air conditioning and ladies and gents WCs. There is a kitchen on the ground floor. The way the floors and circulation space are arranged it is possible to sublet the floors individually, if required, with communal kitchen and WC provisions. To the front of the unit there is parking for 4-8 cars.

Floor Areas

Ground –	1 575 sq ft (146.29 sq m)
1 st floor –	1 176 sq ft (109.27 sq m)
2 nd floor –	560 sq ft (52.02 sq m)
(Not included -	578 sq ft (53.72 sq m) – less than 1.5-metre height).
Total –	3311 sq ft (307.58 sq m)

Rent

£26,250 + VAT per annum, exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

To be reassessed – each floor is currently separately assessed.

Service Charge

There is an estate charge – details on application.

Viewing Arrangements

Strictly by appointment and accompanied.

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Subject to: Contract; Availability; Finance & Accounts; Satisfactory References. A rent deposit will be required.

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.





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