

UNIT 2 BALDWIN'S YARD, NOAH'S ARK KEMSING, SEVENOAKS, KENT TN15 6PF

**LIGHT INDUSTRIAL UNIT ON GATED ESTATE IN RURAL LOCATION
WITH JUNCTION 5 M25 WITHIN 4.5 MILES**

TO LET 4,910 Sq Ft (456 Sq M) plus mezzanine



LOCATION:

The premises are situated in the Noah's Ark to the north of Seal and can be accessed from the A25 via Watery Lane. Junction 5 M25 is accessed from the A25 approx 4.5 miles to the west and Junction 2a of the M26 is approximately 6.4 miles to the east of the property. Sevenoaks town centre and mainline station are within 4 miles of the estate.

DESCRIPTION: The detached unit is situated on a gated estate of only 2 units with ample parking and loading. The property extends to approximately 4,506 square feet however the previous occupier has installed a substantial mezzanine floor which increases the floor space by an additional 3,440 Sq ft and can be either retained or removed as required. The production area is accessed by way of an electrically operated roller shutter door. The property has the benefit of 3-phase power and oil fired warm air heating to the production area.



ACCOM: The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Area Basis, as set out down below:

UNIT	FLOOR	Area (Sq Ft)	Area (Sq M)
2	Ground Floor Warehouse	4,506	419
	Office	403	37
TOTAL		4,910	456

In addition, there is a substantial mezzanine floor of 3,440 sq ft which can be retained if required.

- FEATURES:**
- Located within 4.5 miles of Junction 5 M25
 - Rural estate comprising only 2 units providing ample parking & loading
 - Gated & fenced estate
 - Light Industrial B1 planning consent
 - Full height electrically operated loading door
 - Male & female toilets and kitchenette
 - All mains services are provided including 3-Phase electricity. No mains gas.

- RATING:** The Rateable Value 2010 is £36,750 with Rates Payable of £17,309.25. Interested parties should make enquiries to Sevenoaks District Council on 01732 227000.
- SERVICES** Three phase power. There is no mains gas. There is an oil fired blower
- PLANNING** We have been advised the property has planning consent for B1a (light industrial) use
- AVAILABILITY:** To let on a new lease terms to be agreed. POA
- EPC:** Rating Band: E
- TO VIEW:** By appointment with the joint agents:

DAVID M^cMEEKING
M^cMEEKING CHARTERED SURVEYORS
01892 536381

Or

ROGER DUKE, OF MICHAEL ROGERS
01732 740000