

**UNIT 26 BLUE CHALET INDUSTRIAL ESTATE  
LONDON ROAD, WEST KINGSDOWN, SWANLEY, KENT TN15 6BQ**

**SINGLE STOREY INDUSTRIAL UNIT  
FOR SALE LONG LEASEHOLD AT PEPPERCORN RENTAL  
WITH 987 YEARS REMAINING**

**CURRENTLY LET, BUT VACANT POSSESSION MAY BE AVAILABLE**

**830 SQ FT (77 SQ M )**



**LOCATION:**

This modern versatile business unit is located on the established **Blue Chalet Industrial Estate** on the A20, in close proximity to the Brands Hatch racing circuit, providing excellent communications.

The estate comprises of 46 business units set in terraces within a high quality modern purpose built industrial park.

West Kingsdown is located 5.5 miles north-east of Sevenoaks and about 7.5 miles south-east of Orpington with Junction 2 of the M20 within 2.5 miles. West Kingsdown is located on the A20 road between Swanley and Maidstone providing immediate access onto the M25, M20 and major road/motorway network.

The estate is located on the north side of West Kingsdown, close to the Brands Hatch circuit. The Estate is located on the A20 providing immediate access onto the M20 and the M25.

The unit is situated towards the rear of the Estate and is mid terrace.

**DESCRIPTION:** The unit was built in about 1986 of portal frame construction finished to external brick elevations to 6ft 6ins and pressed steel to eaves set under a pitched insulated roof.

The property has an eaves height of 10ft 6ins. The property is end of terrace and has an up and over loading door.

Currently the ground floor provides an open refurbished and redecorated workshop/warehouse with single WC and wash hand basin.

**ACCOMMODATION** We have inspected and measured the property on a Gross Internal Area basis as set out below:

<u>Floor</u>	<u>Use</u>	<u>Area Sq.Ft.</u>	<u>Area Sq.M.</u>
Ground	Workshop, Warehouse, WC	830	77
<b>Total</b>		<b>830 sq.ft</b>	<b>77 sq.m.</b>

**TENURE:** LONG LEASEHOLD – 999 years at peppercorn rental, wef 31<sup>st</sup> August 2001, title no. K829787.

- FEATURES:**
- Modern established business estate.
  - Convenient accessible location with very good road communications, fronting A20, close to Junction 2 M26 and Junction 3 M20/M25.
  - On-site car parking.
  - Full height roller shutter loading door.
  - Long leasehold at peppercorn rental, with 987 years remaining.

**RATING:** Rateable Value 2013/14 - £7,000, Rates Payable 2013/14 - £3,234  
Interested parties should make their own enquiries to Sevenoaks District Council

**SERVICES:** All mains services are provided, including 3-Phase electricity, except gas.

**SERVICE CHARGE:** Each unit is responsible for the due proportion of the annual service charge.

**EPC:** Band D (80)

**TENANCY:** Let on a 2 year lease - expiry 15<sup>th</sup> August 2014, at £6,000 pax. The lease states sections 24-28 of the Landlord and Tenant Act 1954 part 2 are excluded. The tenant has verbally indicated he would vacate the property if required.

**TERMS:** FOR SALE LONG LEASEHOLD – PRICE ON APPLICATION

**FOR FURTHER INFORMATION CONTACT DAVID M<sup>C</sup>MEEKING AT  
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