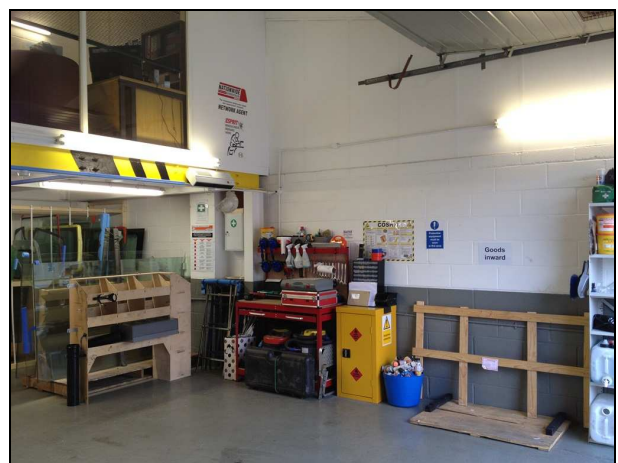


**UNIT 20 BLUE CHALET INDUSTRIAL ESTATE
LONDON ROAD, WEST KINGSDOWN, SWANLEY, KENT TN15 6BX**

MODERN BUSINESS UNIT, WELL PRESENTED THROUGHOUT

LONG LEASEHOLD FOR SALE

939 SQ FT (87 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.

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 on the Blue Chalet Industrial Estate in the heart of the Estate and is end of terrace.

DESCRIPTION:

Blue Chalet Industrial Park comprises a high quality modern purpose built industrial estate of 46 business units set in terraces. 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 with corrugated sheet cover incorporating 10% roof lighting. There is a power floated concrete floor. The property has an eaves height of 10ft 6ins.

The property has an open and over loading door, single toilet with stairs to a mezzanine area. The entire property has been refurbished and redecorated throughout.

ACCOMMODATION:

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

Floor	Use	Area Sq.Ft	Area Sq.M
Ground	Workshop, kitchen & WC	663	62
Mezzanine		<u>277</u>	<u>26</u>
Total		939 sq.ft	87 sq.m

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
- Good mezzanine offices
- Refurbished to a high standard

RATING:

Rateable Value 2011/12: £5,600. Rates payable for 2012 are £2,587.20 (Small Business Rates Relief of 100% may be applicable).

ENERGY PERFORMANCE CERTIFICATE:

The landlord has been informed that an Energy Performance Certificate (EPC) should be obtained for the subject property. Where an EPC is not displayed with the marketing details for the subject property, please contact the agent to confirm the current status.

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.

TENURE:

Long Leasehold at peppercorn rental for sale. 125 years (less 10 days) from 19 May 1993, expiring May 2118. Title No. K728046.

**FOR FURTHER INFORMATION CONTACT DAVID M^CMEEKING AT
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