

UNIT A9 CHAUCER BUSINESS PARK

WATERY LANE KEMSING, SEVENOAKS, KENT TN15 6PW

**MODERN END OF TERRACE BUSINESS UNIT WITH FIRST FLOOR
OFFICES AND DEDICATED AREA OF YARD TO THE FRONT**

FOR SALE FREEHOLD

9,618 SQ FT (894 SQ M) WITH 3,800 SQ FT FRONT YARD



Unit A9 - External view



Unit A9 – External view show front yard

LOCATION: Just off the A25, near Sevenoaks, this modern two-storey business unit with ground floor storage and first floor offices is located on the established Chaucer Business Park in Kemsing, adjoining the railway station.

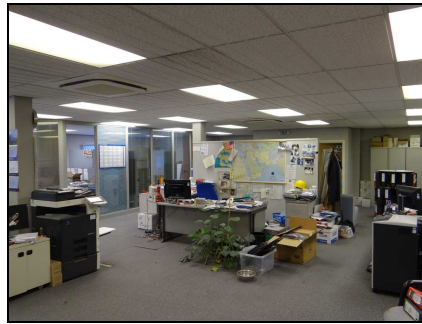
Kemsing is located three miles east of Sevenoaks, about twelve miles west of Maidstone and seven miles south of Swanley. The Business Park is situated a short distance north of the A25 at Seal and is within easy reach of Junction 5 of the M25/A25/M26 at Sevenoaks and Junction 2 of the M26/M20 at Wrotham. The property adjoins Kemsing railway station with an approximate journey time to London Victoria of 40 minutes.

Unit A9 is situated in the heart of the estate opposite Lakeside Pavilion. It is an end of terrace unit which benefits from its own yard to the front within the title allowing for ample parking, turning and loading.

DESCRIPTION: Chaucer Business Park comprises a high quality modern purpose built business park set in seven main terraces, which together with the adjoining industrial estate, has a total of 72 units. The unit is situated at the far end of Block A which is the second block on the left hand side as you come into the Estate.



Rear External view



Internal Offices



Ground Floor Warehouse

DESCRIPTION: (Cont'd)

The original 5,200 sq ft (approx) warehouse had a substantial first floor put in for offices with offices under part with a further mezzanine store erected to the rear. The ground floor has a small reception with toilets and a kitchenette with stairs leading to first floor. The main warehouse area has an eaves height of 6.1m reduced to 3.2m to underside of mezzanine and is finished to blockwork walls and painted floor. The warehouse has a full height roller shutter door (height 5.05m, width 5m). The offices are mainly open plan with two meeting rooms, and with all benefitting from air conditioning and side windows giving good natural daylight.

The first floor offices are fitted to painted plastered walls with suspended ceilings with Cat 2 lighting and carpet floor cover providing main open plan office plus board room and three further offices. The offices have windows to 2 elevations giving good natural daylight. There are toilets, a shower and kitchenette. The second floor is accessed via stairs providing working area and stores.

ACCOM:

We have measured the unit on a Gross Internal Area as set out below:

		Area (Sq Ft)	Area (Sq M)
Ground Floor	Warehouse	2,775	258
	Offices, reception & WCs	2,424	225
First Floor	Offices, boardroom, WCs,	3,657	340
	Mezzanine storage	429	40
Second Floor	Offices & storage	333	31
Total		9,618 sq ft	894 sq m

Front yard - width 17m max, depth 24m with total area of **354 sq m (3,800 sq ft)** approx.

FEATURES:	<ul style="list-style-type: none">• Modern established business estate, within ten minutes' drive of the M25.• Warehouse with offices together with own yard to front.• End of terrace unit Windows to 3 elevations giving good natural daylight.• High office content which could be reduced if required.• Attractive rural setting.• WCs on ground and first floors.• FREEHOLD FOR SALE.
RATING:	Rateable value 2016/17 £56,000. Rates payable: £27,832 pa based on the current multiplier of 49.7p in the £.
PRICE:	ON APPLICATION
TENURE:	For sale FREEHOLD. Title No.K635577
EPC:	Band E : 109
TO VIEW:	By appointment with the Agent:

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