

**UNIT C5, CHAUCER BUSINESS PARK  
WATERY LANE, KEMSING, SEVENOAKS, KENT TN15 6YT  
TWO-STOREY BUSINESS UNIT WITH OPEN PLAN FIRST FLOOR OFFICES  
FREEHOLD FOR SALE 3,434 SQ FT (319 SQ M)**



Unit C5 - External View



Unit C5 - Internal View

**LOCATION:** Just off the A25, near Sevenoaks, this modern two-storey office building 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 C5 is located in the centre of Chaucer Business Park just behind Block E on the left hand side second from the end.

**DESCRIPTION:** Chaucer Business Park comprises a high quality landscaped modern purpose built business park set in seven main terraces. The property is mid terrace and was built in 1990 of steel portal frame construction, finished to external brick elevations and pressed steel to eaves set under a pitched insulated roof with corrugated sheet cover, incorporating 10% roof lighting.

**Unit C5** comprises of ground floor warehousing/showroom with open plan Offices and Boardroom on the first floor.

**DESCRIPTION:**  
**Cont...’d**

The ground floor comprises a small reception area with toilet off leading to into the warehouse (2.64m floor to ceiling height) (comprising roughly half of the ground floor) which is served by a full height loading door (width 3.019 height 2.618m). The rear half (a depth of some 8.3 m) of the ground floor has been fitted out as a showroom for the clients business which will be dismantled and the area returned to a warehouse.

The stairs lead up from the small ground floor reception to main reception and client waiting room which leads into the main open plan offices. There is second staircase leading down to the rear of the ground floor. There is a kitchen area together with both male and female toilets on the first floor.

There is designated parking to the front of the unit with the possibility of additional spaces. There are also communal parking areas within the Chaucer Business Park.

**ACCOM:**

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

|              |   | <u>Area</u><br><u>(Sq Ft)</u> | <u>Area</u><br><u>(Sq M)</u> |
|--------------|---|-------------------------------|------------------------------|
| Ground Floor | Warehouse, showroom, WC                                 | 1,755                         | 163                          |
| First        | Main reception, Offices, Kitchen and Male & Female WC’s | 1,678                         | 156                          |
| <b>Total</b> |   | <b><u>3,434 sq ft</u></b>     | <b><u>319 sq m</u></b>       |

**FEATURES:**

- Modern established business estate, within ten minutes’ drive of the M25.
- Attractive landscaped Estate in rural setting with view over countryside.
- Adjoins Kemsing Rail Station with 40mins journey time to London Victoria.
- Ground floor warehouse with first floor open plan offices.
- Male and female WCs to first floor and single WC to ground floor.
- Allocated car parking spaces.
- Air conditioning - providing heating and cooling.
- Gas boiler and central heating.
- Available for sale FREEHOLD.

**RATING:**

The Rateable Value is £21,000 with Rates payable 2013/14 £9,891 Interested parties should make their own enquiries with Sevenoaks District Council on 01732 227000.

**AVAILABILITY:**

For Sale Freehold

**PRICE:**

**PRICE ON APPLICATION**

**EPC:**

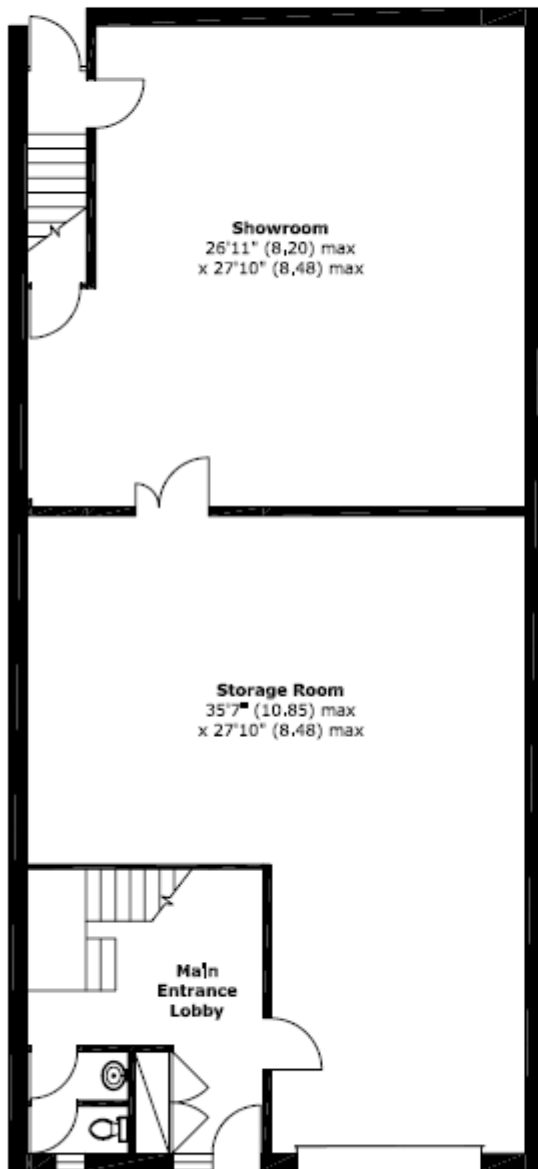
Band C (60)

**TO VIEW:**

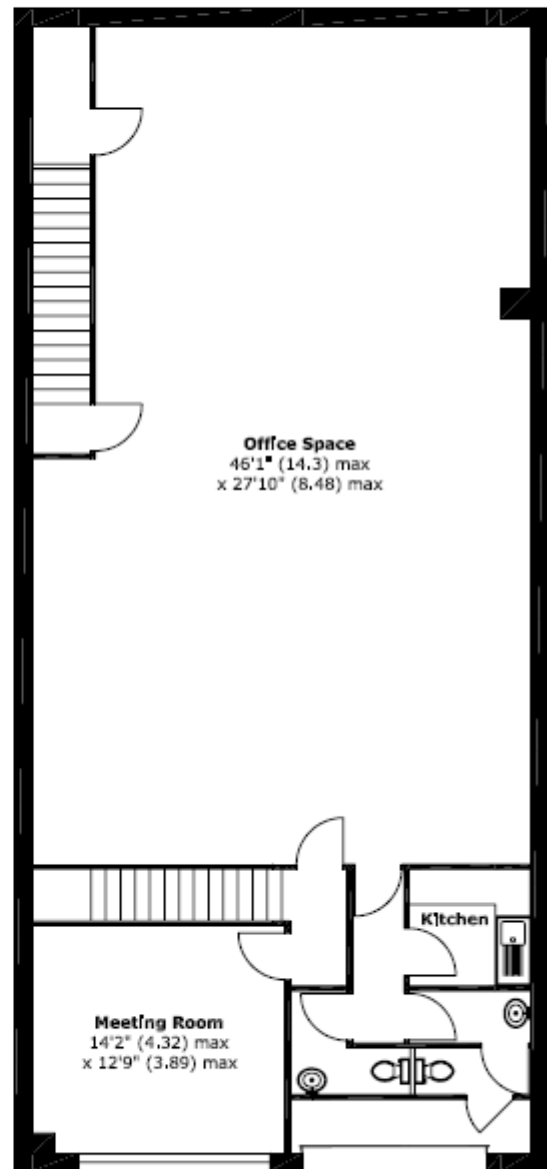
By appointment with the Agent:

**M<sup>c</sup>MEEKING CHARTERED SURVEYORS**  
**01892 536381**

**Unit C5 Chaucer Business Park, Kemsing, Sevenoaks TN15**  
**APPROX. GROSS INTERNAL FLOOR AREA 3509 SQFT / 326 SQM**



**GROUND FLOOR**



**FIRST FLOOR**