

**UNIT 17**  
**CHAUCER BUSINESS PARK, WATERY LANE,**  
**KEMSING, SEVENOAKS, KENT TN15 6PJ**

**TO LET**

**REFURBISHED SINGLE STOREY BUSINESS UNIT**  
**TO LET 550 SQ FT (51 SQ M)**



External Front



External Rear

**LOCATION:**

This modern versatile industrial unit is located on the established Chaucer Business Park in Kemsing, just off the A25, near Sevenoaks, adjoining Kemsing railway station (with an approximate journey time to London Victoria of 40 minutes).

Kemsing is located 3 miles east of Sevenoaks and about 12 miles west of Maidstone and 7 miles south of Swanley. The Business Park is situated a short distance south of the A25 at Seal and is within easy reach of the M25/A25/M26 Junction 5 at Sevenoaks and Junction 2 of the M26/M20 at Wrotham.

**DESCRIPTION:**

Chaucer Industrial Park comprises a good quality, modern, purpose-built business estate with low site cover, set in six main terraces. The property is mid-terrace and was built in about 1986 of 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. The property has an eaves height of about 10ft.

Unit 17 comprises a terrace Workshop unit with double swing doors for access. There is a single WC with wash hand basin.



External



Typical Internal photo

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

<u>Use</u>	<u>Area (sq ft)</u>	<u>Area (sq m)</u>
Workshop & WC	550	51
	<b>550</b>	<b>51</b>
<b>TOTAL GROSS INTERNAL AREA</b>	<b><u>550 sq ft</u></b>	<b><u>51 sq m</u></b>

**FEATURES:**

- Modern established business estate, within ten minutes' drive of the M25.
- Attractive rural setting.
- On-site car park.
- Ideally suited to workshop, storage or office use.
- New lease on flexible terms.

**SERVICES:** All services are provided, including three phase electricity.

**RATING:** Rateable Value 2019/20: £4,200  
Rates Payable £2,062.20 (Small Business Rates Relief of 100% may be applicable).

**AVAILABILITY:** Immediate.

**TERMS:** Available to let on flexible terms to be agreed.

**TO VIEW:** By appointment with the sole agents:

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