

**UNIT 26 CHAUCER INDUSTRIAL PARK  
WATERY LANE, KEMSING, SEVENOAKS, KENT TN15 6PJ**

**MODERN BUSINESS UNITS FOR USE AS WORKSHOPS OR OFFICES**

**TO LET/FOR SALE FREEHOLD**

**455 SQ FT (42 SQ M)**



**LOCATION:**

These modern versatile industrial units are located on the established Chaucer Industrial 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 Industrial 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 units were 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 unit has an eaves height of about 10ft (tbc). These self-contained units comprise a ground floor office/store together with a WC with wash hand basin.

**Unit 26** - Used as office and stores, with roller shutter



## 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>Unit</u>	<u>Area</u> (Sq Ft)	<u>Area</u> (Sq M)
26	455	42
	<b>455</b>	<b>42</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.

## SERVICES:

All services are provided, including three phase electricity.

## RATING:

### Unit 26

Rateable Value: 2011 £3,250 Rates Payable: £1,407.25 (Small Business Rates Relief of 100% may be applicable).

**AVAILABILITY:** Available for immediate occupation.

**TENURE:** LEASEHOLD OR FREEHOLD. Part of title no. K596747.

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

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