

CHAUCER BUSINESS PARK, SEVENOAKS 1,567 SQ.FT (195.6 SQ. M) APPROX.

LEASEHOLD **TO LET**



WELL SPECIFIED FIRST FLOOR OFFICES

FIRST FLOOR, UNIT B4, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING,
SEVENOAKS, KENT, TN15 6PW

RENT - £27,500 PAX

LOCATION

Chaucer Business park is located adjacent to Kemsing station and approx 3 miles east of Sevenoaks town centre. The A25, Maidstone Road, is approx 1 and quarter miles to the south and both junction 5 of the M25 and junction 2 of the M20/26 are readily accessible.

DESCRIPTION

Chaucer Business Park was developed in the late '80s/early '90s and is formed of seven main terraces.

Unit B4 comprises a two-storey business unit, the first floor offices of which are now available. Currently arranged as an open-plan area, two partitioned offices, a store room, further private office, a fitted kitchen and male and female cloakrooms/WCs.

The premises are due to be redecorated once the current tenant has vacated.

FEATURES

- ✓ Flexible Accommodation
- ✓ Parking for six plus cars
- ✓ Air conditioning
- ✓ Raised Floors
- ✓ Suspended Ceiling
- ✓ Integrated Lighting
- ✓ Kitchen
- ✓ Audio Entry Phone

ACCOMMODATION

With approximate floor areas:

Unit	Floor	Sq ft	Sq m
B4	First	1,567	145.6

Externally there is parking for 6 cars/vehicles.

TERMS

The unit is available on new effectively full repairing and insuring lease for a term to be agreed.

RENT

£27,500 per annum exclusive of service charge and utilities etc.

LEGAL COSTS

Each party to bear their own costs.

RATING

Rateable Value -

To be reassessed

VAT

VAT will be payable on the rent

ENERGY PERFORMANCE CERTIFICATE

To be supplied.

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury

neil@salisburyand.co

Georgina Mackie

georgina@salisburyand.co

149 High Street, Sevenoaks, Kent TN13 1XJ

Email: neil@salisburyand.co



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