

KEMSING, SEVENOAKS 6,440 SQ.FT (598.3 SQ. M) APPROX.

LEASEHOLD **TO LET**



LIGHT INDUSTRIAL UNIT - TO LET

UNIT 1 BALDWIN'S YARD, NOAH'S ARK, KEMSING, SEVENOAKS, TN15 6PF

RENT £65,000 PER ANNUM

SALISBURY & Co.
01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Noah's Ark is a rural hamlet lying to the south of Kemsing village and approximately 3 miles north of Sevenoaks town centre.

Access to the motorway network is via the A25 and then junction 5 of the M25 at Chipstead (approximately 5 miles to the west) or via the M26/M20 at Wrotham Heath (approximately 5 miles to the east).

DESCRIPTION

The premises comprise a detached steel portal frame light industrial / warehouse building with a mix of brick and profiled sheet cladding to the elevations and sheet cladding to the roof.

Ground floor warehousing / industrial with an eaves height of approximately 14'9 (4.50m) with mezzanine offices and storage.

Hours and type of use restrictions apply. Further information upon request.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice, with approximate floor areas:

Floor	Sq ft
Ground	4,500
Mezzanine	1,940
TOTAL	6,440

EXTERNAL: PARKING FOR 25 PLUS CARS

TERMS

A new full repairing and insuring lease is available for a term to be agreed and subject to vacant possession.

RENT

£65,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own costs.

SERVICE CHARGE

to follow.

RATING

Rateable Value: £49,500
UBR 2026/27 43.2p/£

VAT

To be confirmed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: 113. Band E.

ANTI MONEY LAUNDERING CHECKS

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

FEATURES

- 6,440 sq ft approx.
- Ample Parking
- LED Lighting
- 14'9" Eaves Height
- Level Loading Door
- New Lease

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury

Email: neil@salisburyand.co

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