

**UNIT 4, CHAUCER BUSINESS PARK,
WATERY LANE, KEMSING, SEVENOAKS,
KENT, TN15 6PL**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

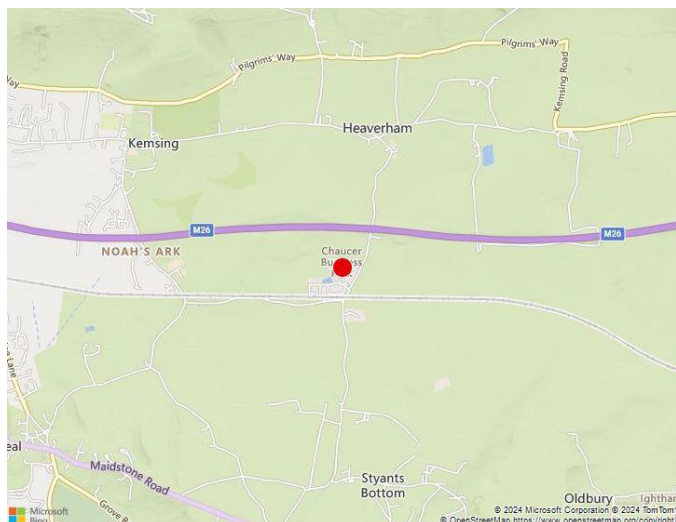


INDUSTRIAL OFFICE SPACE TO LET

- **£16,500 Per Annum**
- **Well established business estate**
- **Well Fitted Office Interior**
- **Forecourt Parking Included**

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Location

Chaucer Business Park is an industrial estate located on the outskirts of Kemsing, 3.5 miles east of Sevenoaks and 13 miles west of Maidstone.

The estate provides excellent road and trainline communications, lying just 6 miles from J2a of the M26 and the M20, and within walking distance which provides direct links to London Victoria and Ashford International station.

Description

To Let - End of terrace Industrial Unit which has been converted to provide office accommodation located in a well established estate on the edge of Sevenoaks.

Accommodation

Well-fitted out industrial unit suitable for a variety of business uses. The property comprises a ground floor office space, benefitting from perimeter trunking, LED lighting, suspended ceiling, air conditioning throughout, kitchen space and WCs.

Area	Sq m	Sq Ft
Total GIA	108.49	1,167

EPC

Rating (B) 31

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Rateable Value

RV £14,500 @ 49.9p in the £

Rates payable £7,235.50 for the year 2025/26

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent/Price

£16,500 Per Annum Exclusive

Terms

To take a new FRI lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing & Enquiries:



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