



TO LET 51.30 m² (552 sq.ft)

BUSINESS / WAREHOUSE UNIT

Unit 18, Chaucer Business Park, Watery Lane, Kemsing,
Sevenoaks, TN15 6PJ

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LOCATION Chaucer Business Park is just North of the A25 around 3 miles or so east of Sevenoaks and 12 miles west of Maidstone. The Park is adjacent to Kemsing railway station providing a train service to London with a minimum journey time of 40 minutes. Junction 5 of the M25 at Sevenoaks is some 5 miles distant. DESCRIPTION Chaucer Business Park was developed during the 1990's and comprises approx. 80 businesses, industrial and warehouse units. Unit 18 is steel portal frame construction with part brick elevation to front below profiled steel cladding, under a pitched insulated roof. FLOOR AREAS The unit has the following approx. gross internal floor areas: 51.30 m² (552 sq. ft)

AMENITIES / SPECIFICATION • 2 dedicated car parking spaces • Loading door • WC & kitchenette TERMS Available to let by way of a new Full Repairing and Insuring lease on terms to be agreed. RENT £12,000 per annum, payable monthly in advance. VAT is not levied. RENTAL DEPOSIT The ingoing tenant will be required to provide a rental deposit as security, amount to be agreed. BUSINESS RATES Unit 18 is described as ‘workshop and premises’ with a rateable value of £6500.00. The UBR for 2025/26 is 49.9p EPC RATING To be assessed.

SERVICE CHARGE The Tenant to be responsible for a proportion of the estates service charge and insurance. Please enquire for further details. POSSESSION On lease completion, subject to vacant possession. LEGAL COSTS Each party to be responsible for their own legal costs. VIEWING Strictly by appointment through sole agents Bracketts: Telephone: 01732 350503 Dominic Tomlinson dominic.tomlinson@bracketts.co.uk
<i>Subject to Contract</i> Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

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