

Unit 12, Chaucer Business Park

Watery Lane, Kemsing, Sevenoaks, Kent, TN15 6PL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Industrial / Warehouse For Sale
1,160 Sq Ft (107.76 Sq M)

Unit 12, Chaucer Business Park

Watery Lane, Kemsing, Sevenoaks, Kent, TN15 6PL



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

For Sale – Industrial unit located in a well established trading estate on the edge of Sevenoaks. Suitable for a variety of business uses, subject to the necessary consents.

Accommodation

The property comprises a steel portal frame industrial premises with profiled steel cladding and a pitched roof with a mixture of LED and translucent lighting, benefitting from a roller shutter door and 3-phase electricity. The property has been measured on a Gross Internal (GIA) basis as follows:

Area	Sq Ft	Sq M
Total	1,160	107.76

Method of Sale

The freehold interest in the property is available for sale (Title Number: K754673)

Terms

Freehold with vacant possession.

In accordance with Money Laundering Regulations, we are required to obtain proof of identification for purchasers.

Guide Price

£212,000 for the Freehold.

Business Rates

RV £12,500 @ 49.9p in the £
Rates payable £6,237.50 for the year 2025/26

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

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

EPC

Awaited

Finance Act 1989

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

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 themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the Surveyors.



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NOTE: Rental prices or any other charges are exclusive 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.

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