

Warehousing To Let or May Sell



10-11 Kingstanding Way

TUNBRIDGE WELLS

Kent TN2 3UP

Location

Tunbridge Wells is about 40 miles South of London and 13 miles South of the junction of the M25 with the dualled A21. The property lies on the established North Farm Estate half a mile off the dualled A21.

The Longfield Road improvements are now complete and the A21 works are due for completion by the end of 2016.

Description

Two detached portal framed warehouses with profiled steel insulated cladding. 10% roof lights. Integral offices with central heating. Kitchens. 3 phase power (215kva). Gas fired hot air heating to warehouses. 23ft eaves height (26 ft peak). Site area approx 1.7 acres.

Unit 10 *Approx areas*

Warehouse	18,570
Offices Ground	1,730
Offices First	1,730

22,030 sqft

Mezzanine floor of 8,500 sqft can remain if required.

Unit 11

Warehouse	10,910
Offices First	1,520

12,430 sqft

Combined	34,460 sqft (3,201 sqm)
----------	-----------------------------------

Produced and copyright by Core Commercial



12,000 to 34,500 sqft
(upto 57,500 sqft including mezzanine fitout)

Existing Fit out

The outgoing tenant, West Kent College, has indicated its intention to relocate after the end of the academic year this summer. The entire property has been fitted out with classrooms and workshops and includes associated facilities totalling some 57,500 sqft (including almost a full mezzanine) which it is required to remove, reinstate loading doors and make good at the end of the lease. This fit out could remain however, subject to negotiation.

Floor plans are available upon request.

Planning

Planning permission was granted for a change of use to D1(c) work areas and classrooms (TW/07/00334) but which is personal to WK College.

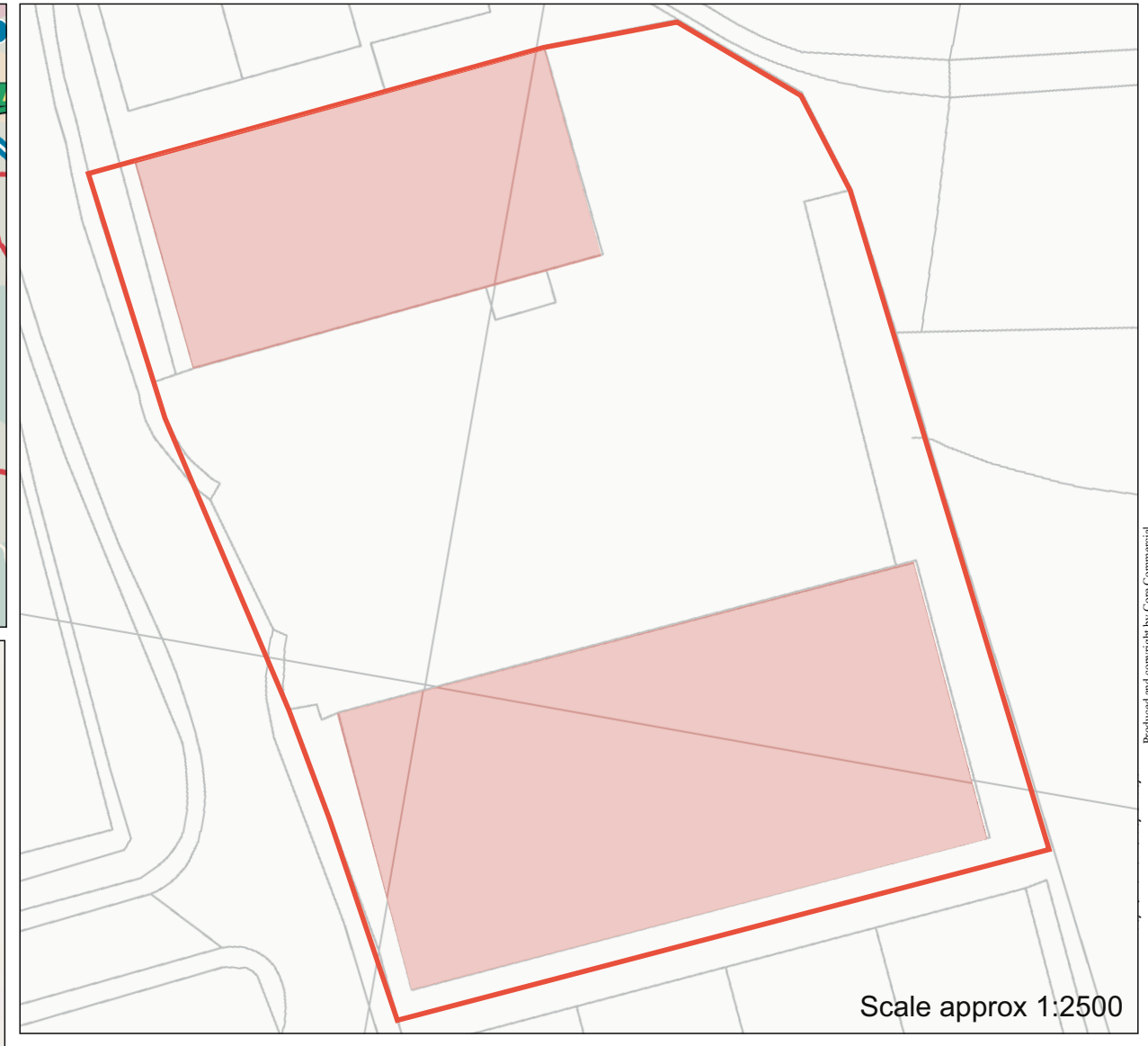
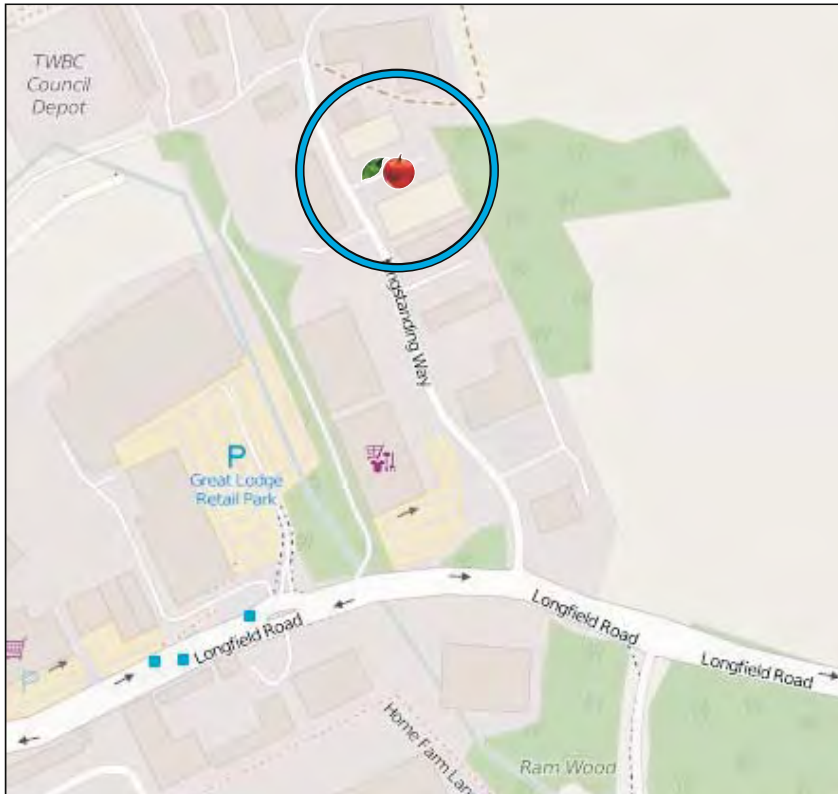
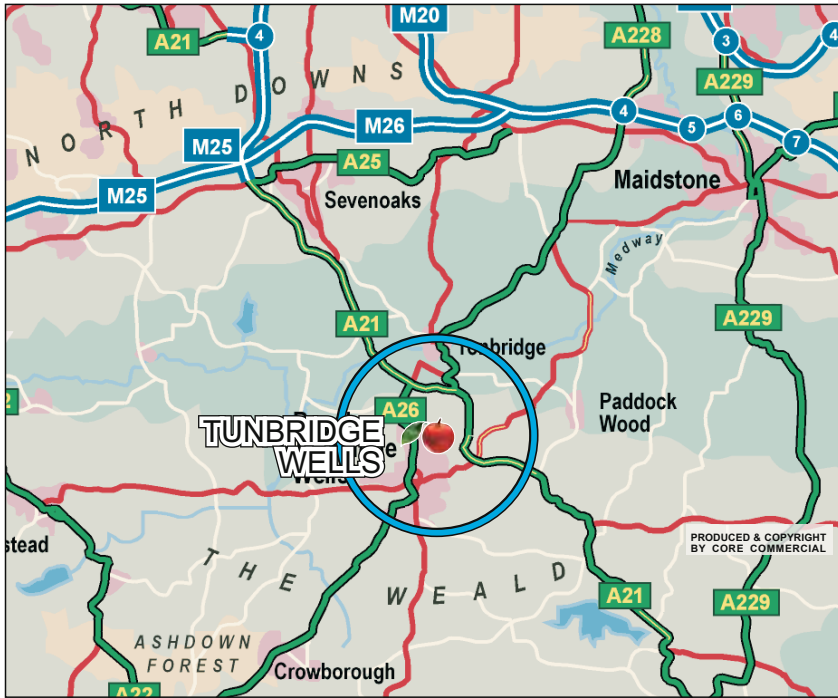
Our planning consultants have held a pre application meeting with TWBC who indicated that they would look favourably on B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) uses as well as possible continued D1 use. A copy of the planning officers response is available upon request.

Terms

The property is To Let either as a whole or in two lots. Unit 10 **£8.50** psf and unit 11 **£9.00** psf pa plus vat.

The property currently has Rateable Value of £280,000 although we anticipate that this should reduce significantly once the current fitout has been removed and the property reinstated as a warehouse.





Scale approx 1:2500

Core Commercial Limited,
 Unit 11 Offices,
 Dana Estate, Transfesa Road, Paddock Wood,
 Kent TN12 6UT.
 Mail@CoreCommercial.co.uk
 www.CoreCommercial.co.uk

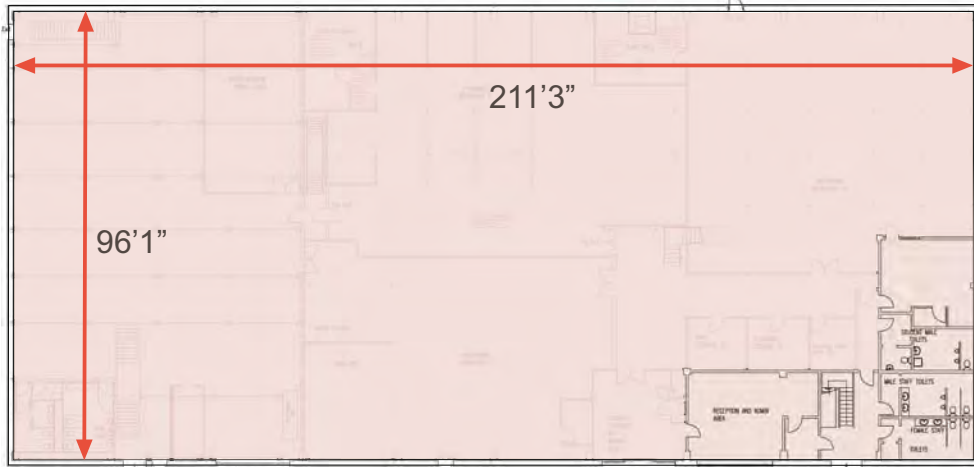


David Marriott
 David@CoreCommercial.co.uk
 Neil Mason
 Neil@CoreCommercial.co.uk
 Stephen Smith
 Stephen@CoreCommercial.co.uk

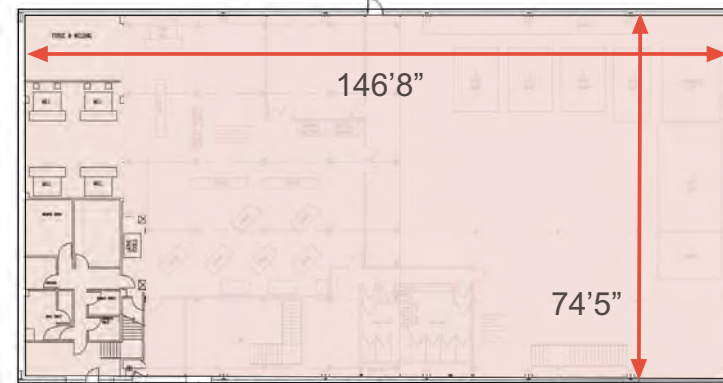


Not to scale - scale plans available. Original accommodation shown shaded pink
 Current fitout to be removed by outgoing tenant - shown faded

Unit 10 Ground Floor



Unit 11 Ground Floor



Unit 10 First Floor



Unit 11 First Floor

