

INDUSTRIAL / warehouse

Unit to let or may sell



CORE COMMERCIAL

2,190 sqft

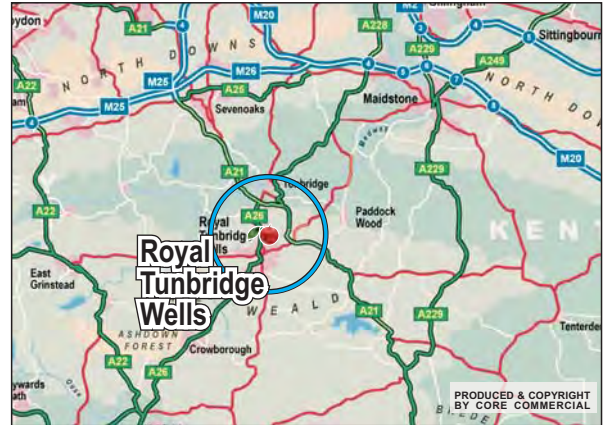
31 Chapman Way, High Brooms

TUNBRIDGE WELLS

Kent TN2 3EF

Location

Tunbridge Wells lies about 35 miles south of London, 12 miles south of junction 5 of the M25 on the A21 trunk road to Hastings. The property is located on the established North Farm Estate.



Description

A high quality development completed in 2005. 19'6" eaves (21'10" peak). 3 Phase electricity distributed around factory. Clear span steel portal frame construction. Tea point. Mains Gas. Factory lighting. Double glazed windows at ground & first floor Roller shutter door with separate personnel door. Offices fitted with Cat 2 lighting, trunking & heating. Facing brick & insulated pvc cladding to all elevations. Estate security.

Ground	First	Total	Cars
2 050	140	2 190 sqft (203sqm)	5

Tenure

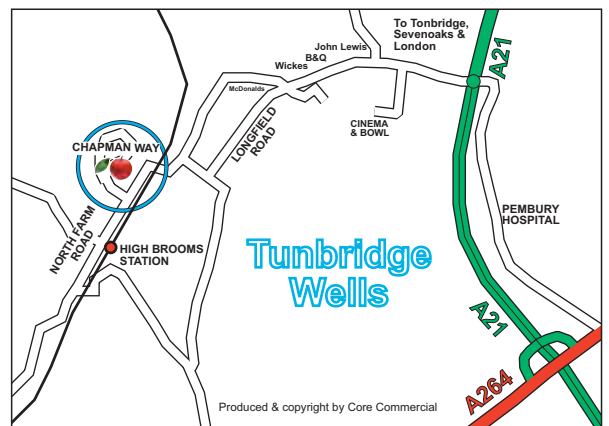
To let on a new lease at £17,500 per annum or may sell freehold (£318,000) plus vat. Rates payable £8,552 pa for 2011/12 - (Rateable Value £19,750)

Contact

Neil Mason or David Marriott on **01892 834483**

www.CoreCommercial.co.uk

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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. We have not measured the floor areas ourselves and therefore occupiers must satisfy themselves as to the exact areas provided.

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