

# Distribution Centre To Let

CORE  
COMMERCIAL  
01892 834483



Distribution Centre, Hastings  
Road (A21), Kippings Cross

## TUNBRIDGE WELLS

Kent TN12 7HF

### Location

Kippings Cross is situated approx 3.5 miles East of Tunbridge Wells and south west of Paddock Wood. The Distribution Centre has direct access to the A21. M&S Food, Burger King and BP petrol 200 yards away.

### Description

Three detached warehouses and a detached office building on a secure site of approx 3.6 acres. No restriction on hours of use. 3 phase power. Level and dock loading doors. Concrete and compacted hardcore surface **20% site cover.**

Warehouse A		8,036	
Warehouse B		10,325	
Warehouse C		5,132	
Mess Room		500	
Offices	Ground	1,814	
	First	<u>1,209</u>	<u>3,023</u>

**27,016 sqft**

### Terms

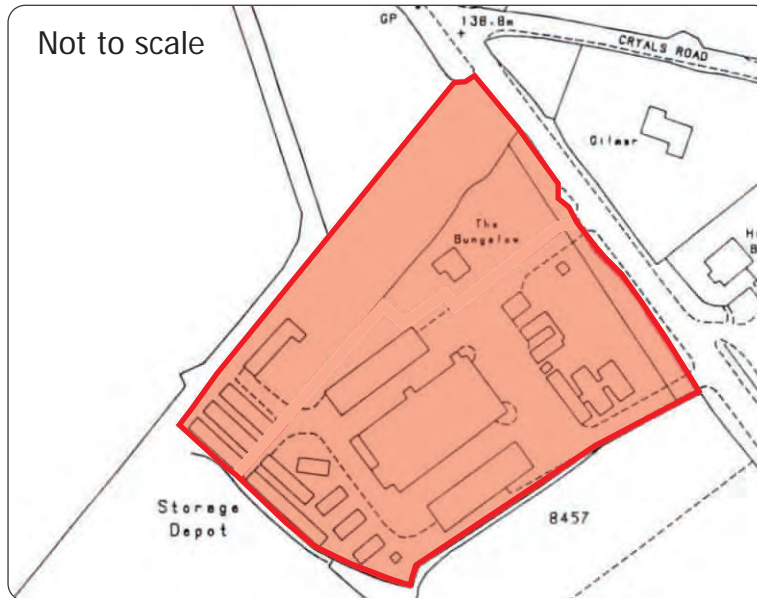
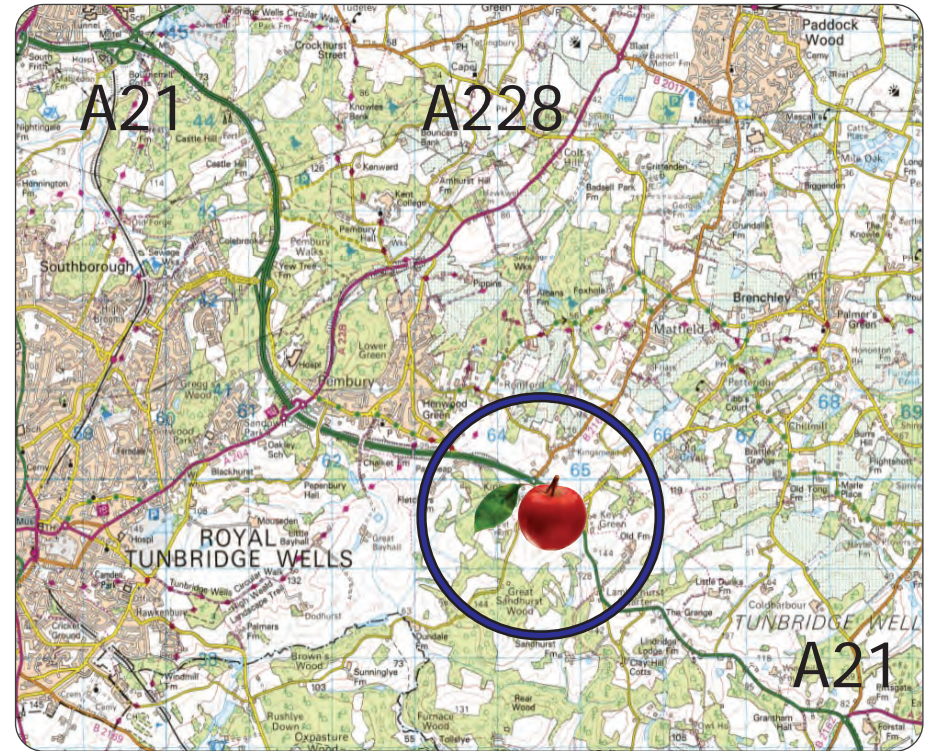
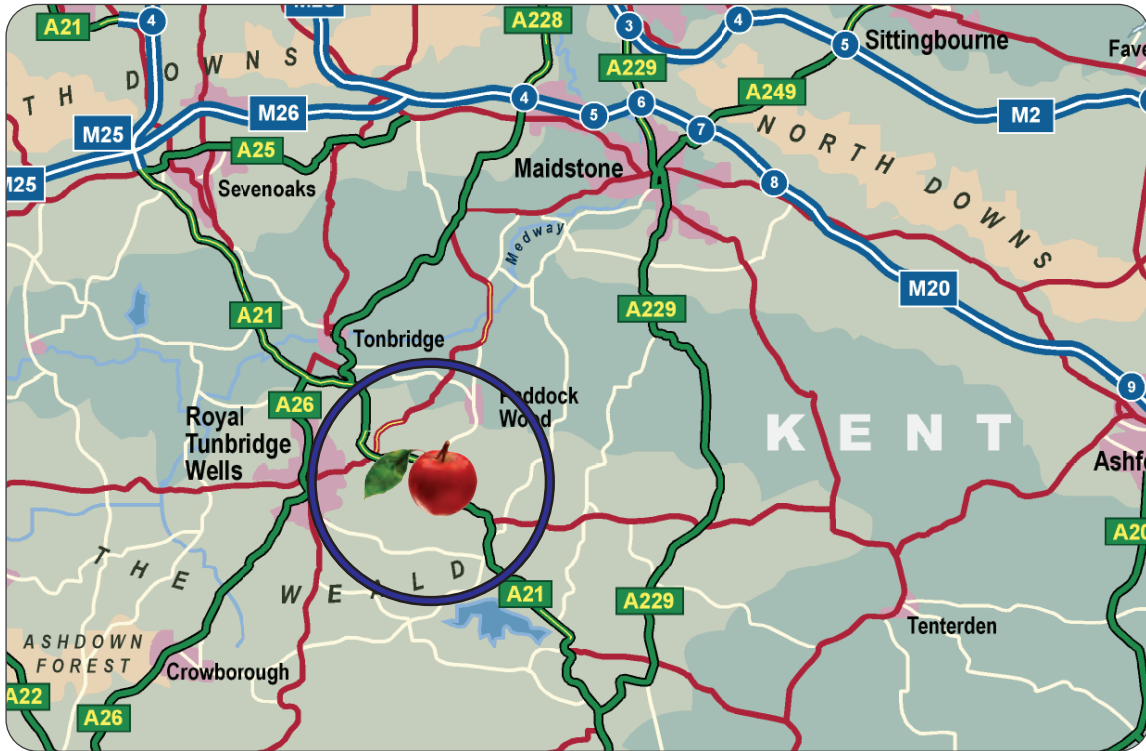
To let on a new lease at **£380,000** per annum plus vat. May sell freehold. Business rates payable 2023/24 £74,850 (Rateable Value £150,000).

**27,016 sqft**  
**3.6 Acres**










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