

Warehouse/Trade Unit To Let

CORE
COMMERCIAL
01892 834483 

1-4 Chapman Way

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. The property is located on the High Brooms Estate 1.2 miles to the A21.

Description

A high quality detached warehouse/trade unit with profile steel cladding with roof lights. Fully fenced and gated site. 18ft eaves. 3 phase power. Electric up and over loading door. Integral air conditioned offices/showroom at first floor. Kitchen and 2 toilets. Double glazed windows to front at first floor. Intruder and fire alarm. Large yard, car parking and loading area.

Ground	5,990
First Office/showroom	2,175
Total	8,165 sqft

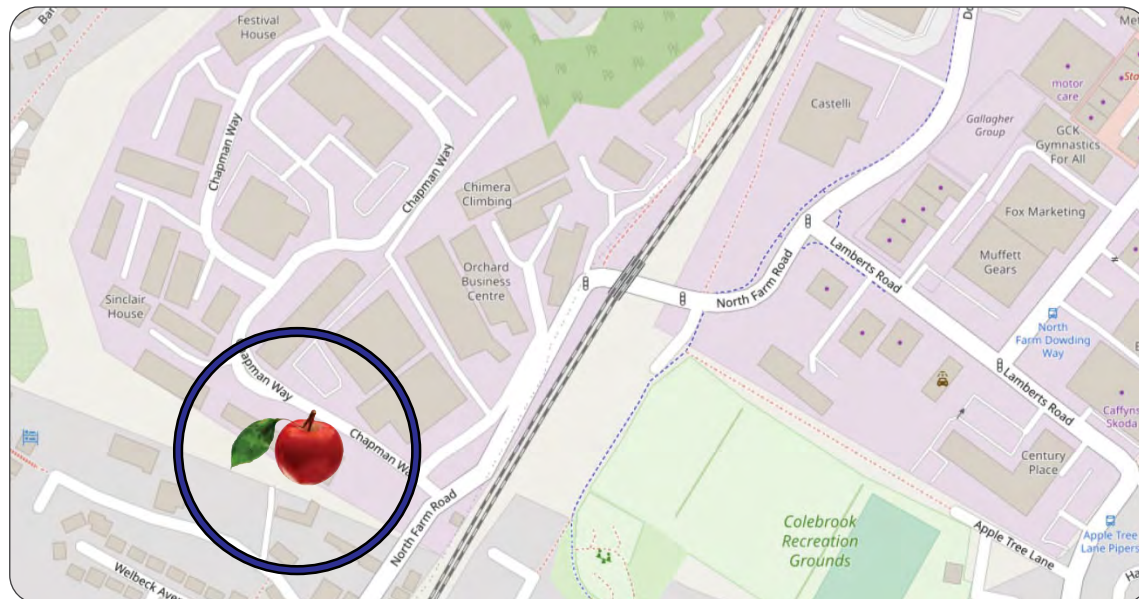
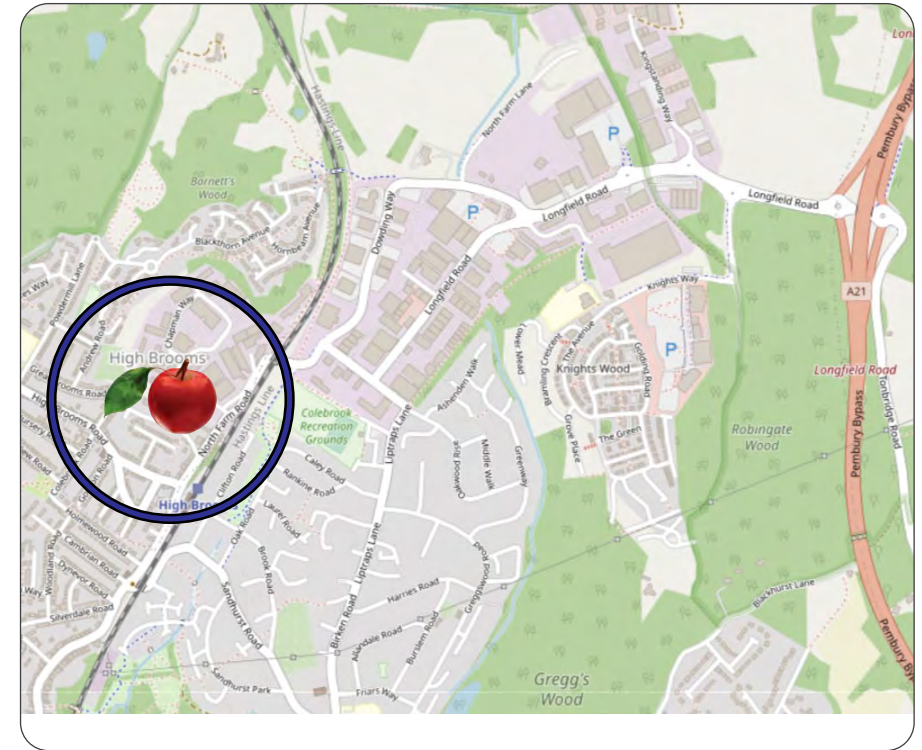
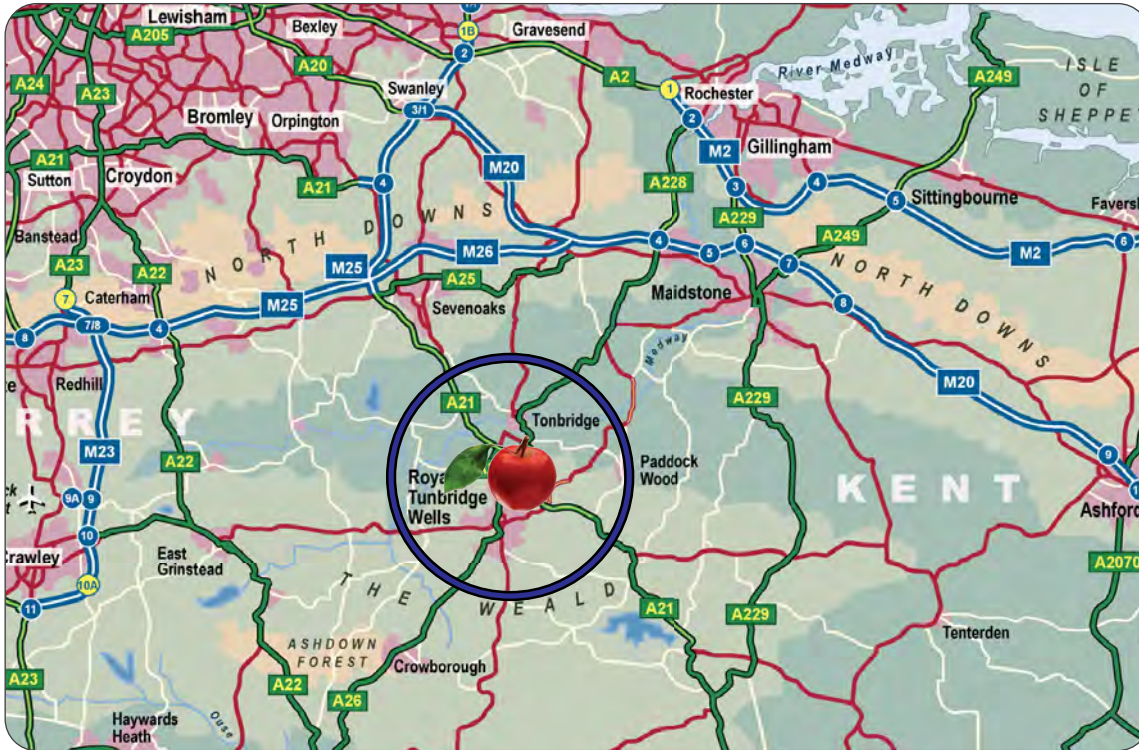
Additional mezzanine
(Can be removed if required) 862 sqft

Terms

To Let at **£80,000** pa (£9.80 psf) plus VAT subject to contract. Potential retail business rates relief. Otherwise rates payable year 2023/24: £41,666 (Rateable Value £83,500).



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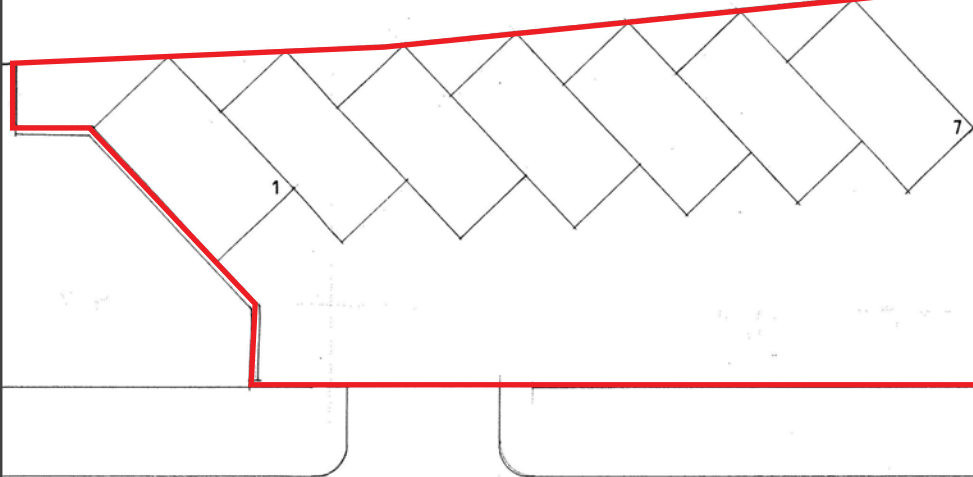
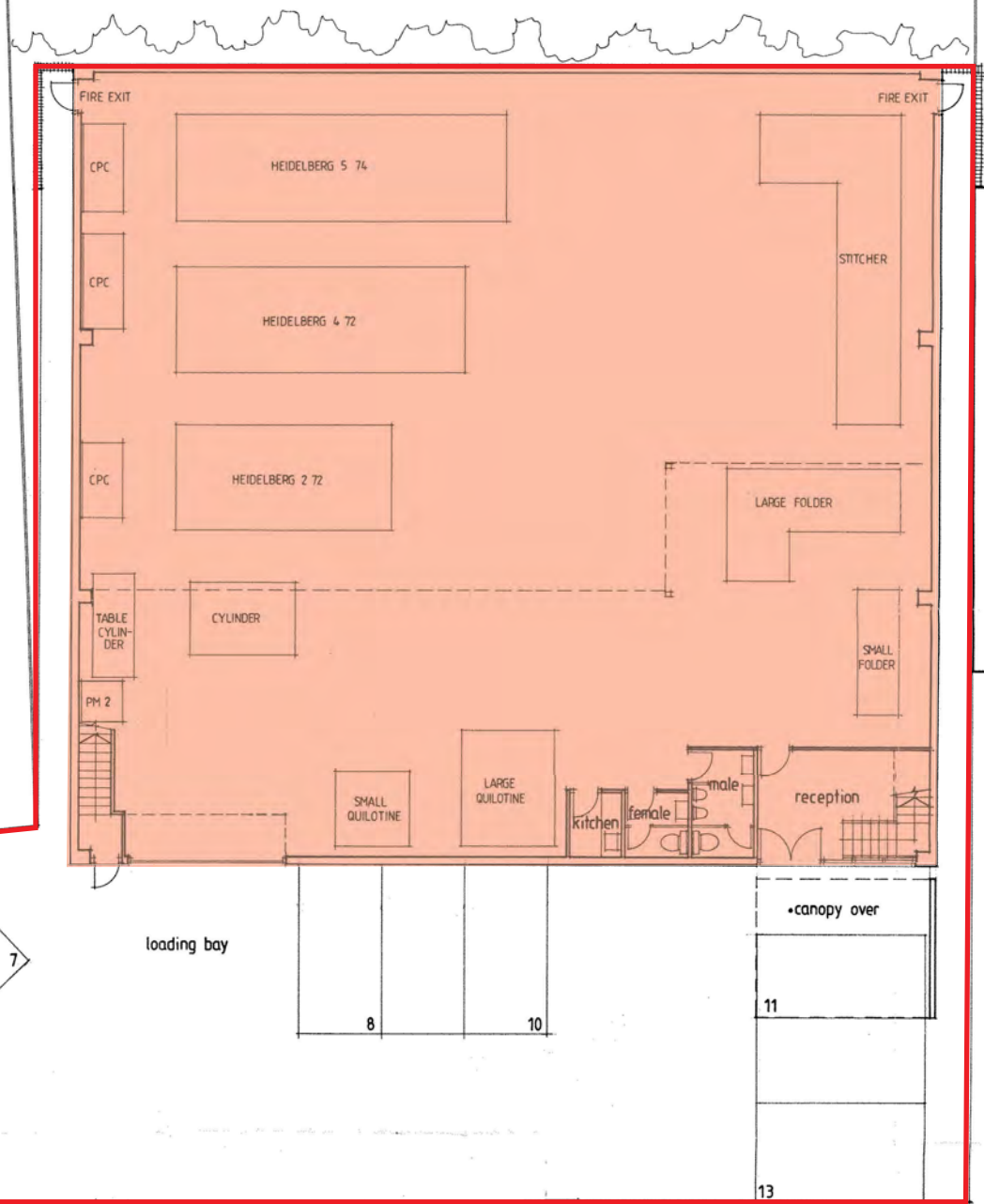
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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending To rely upon the information for any purpose whatsoever must satisfy themselves by inspection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





Chapman Way