

Factory / Warehouse To Let



**3 Orchard Estate
High Brooms Industrial Estate
North Farm Road**

TUNBRIDGE WELLS

Kent TN2 3XF

Location

The property is located on the established North Farm Estate, just past Brewers and HGH Plumbing.

Description

A modern industrial / warehouse unit of portal frame construction with profiled metal cladding and roof with roof lights. Three phase power. Sodium lighting. Electric roller shutter door. Double glazed double door pedestrian access with security shutter. 2 toilets inc 1 disabled. Teapoint. 3 Combat gas heaters. Eaves height 18'8" and peak height 27'10".

Ground **3,543 sqft**
(329 sqm)

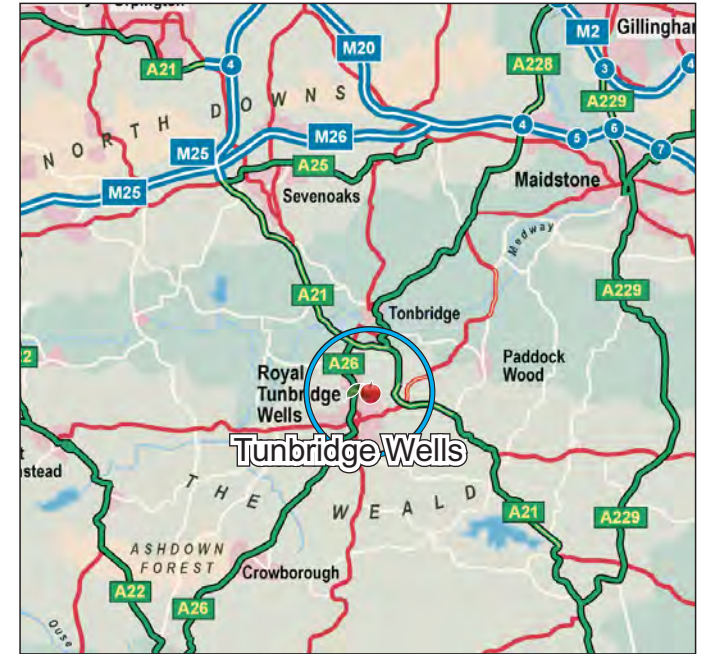
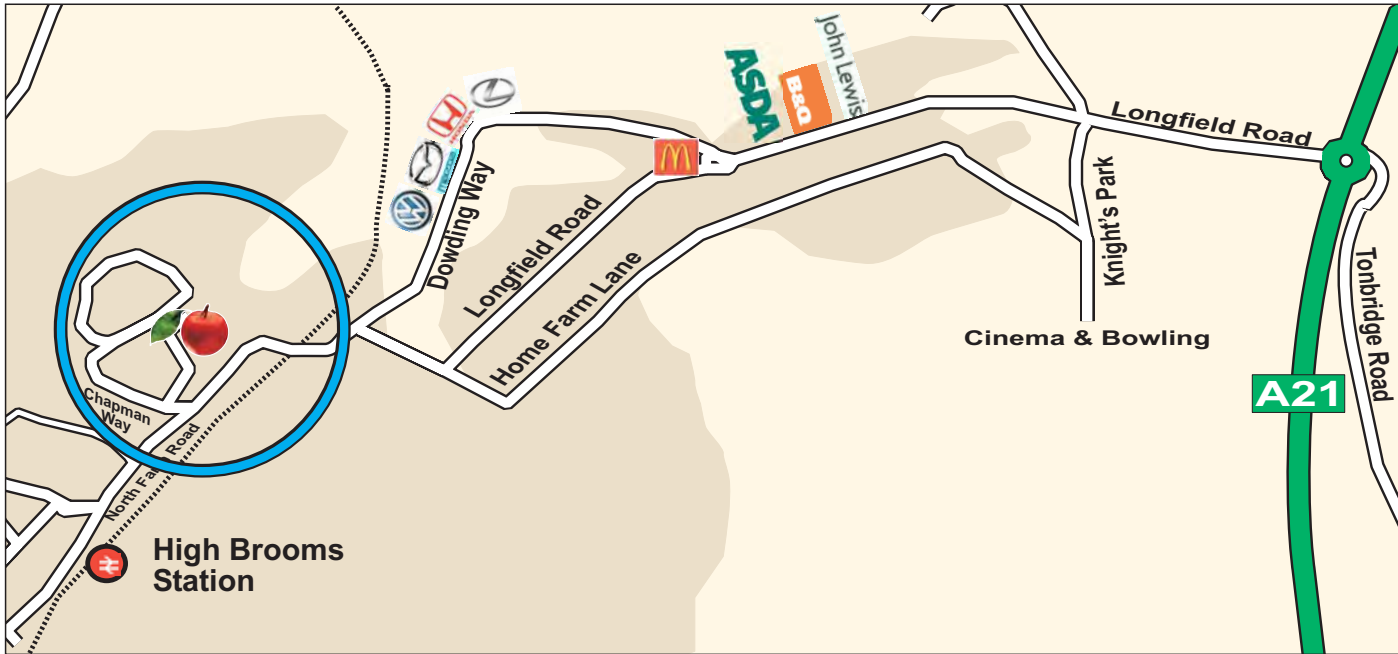
9 car parking spaces

Terms

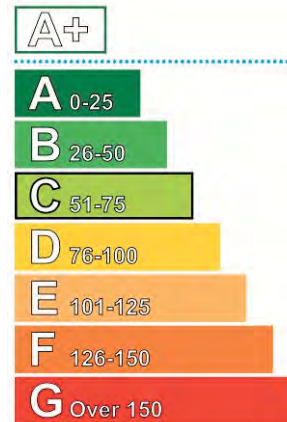
To let on a new lease direct from freeholder at **£27,000** pa (£7.62per sqft) plus vat. Rates payable 2014/15 £12,773 (Rateable Value £26,500)



3,540 sqft



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75 This is how energy efficient the building is.

Net zero CO₂ emissions



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