

# INDUSTRIAL / WAREHOUSE

To let or for sale



## 31 Chapman Way, High Brooms TUNBRIDGE WELLS

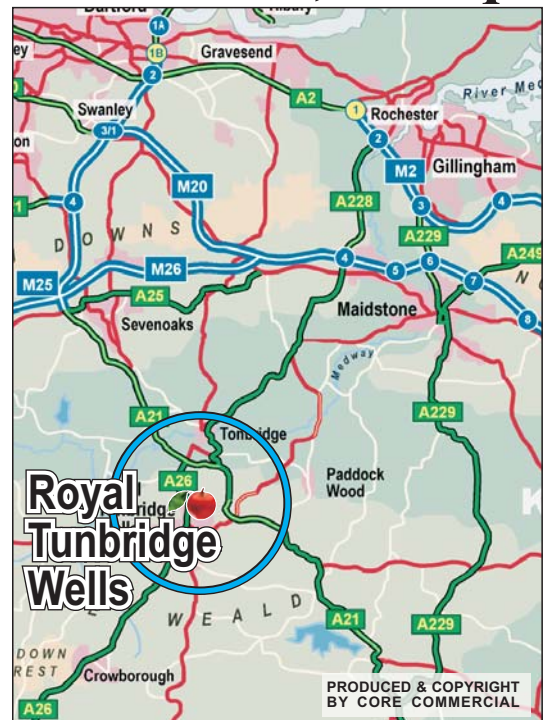
Kent TN2 3EF

### 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



2,190 sqft



### 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
- Parking & loading areas
- Double glazed windows at ground & first floor
- Roller shutter service doors. Separate personnel doors
- Offices fitted with carpeting, Cat 2 lighting, trunking & heating
- Facing brick & insulated pvc cladding to all elevations
- Estate security

GF	FF	Total	Cars
2 050	140	2 190 sqft	5 (203sqm)

### Tenure

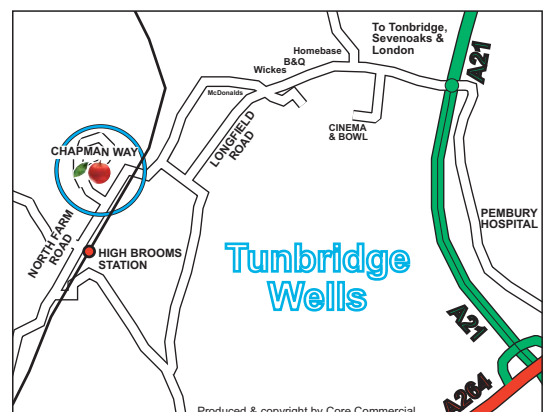
To let by way of assignment of existing lease at a current rent of £20,000 per annum or for sale freehold.

### Contact

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

[www.corecommercial.co.uk](http://www.corecommercial.co.uk)

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