

# Warehouse For Sale



## 2,460 sqft

37 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 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 power. 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. Estate security. Minimum of 5 car parking spaces.

Ground	1,530
First offices	928
<b>Total</b>	<b><u>2,458 sqft</u></b>

### Terms

For sale at **£280,000** plus VAT subject to contract. Rates payable £7,351pa for 2014/15 (Rateable Value £15,250).







 **CORE**  
COMMERCIAL  
**01892 834483**  
[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

**David Marriott**  
David@CoreCommercial.co.uk  
**Neil Mason**  
Neil@CoreCommercial.co.uk  
**Stephen Smith**  
Stephen@CoreCommercial.co.uk

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.