

INDUSTRIAL / WAREHOUSE

Unit to let



£5.00 per sqft
Tenancy at will letting

Unit 3, Orchard Estate, High Brooms **TUNBRIDGE WELLS**

Kent TN2 3XF

3,543 sqft



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, just past Brewers and HGH

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. Tteapoint. 3 Combat gas heaters. Eaves height 18'8" and peak height 27'10".

Ground 3,543 sqft (329 sqm)

9 car parking spaces plus loading area

Tenure

To let on tenancy at will at £17,500 pa (£5.00 per sqft).

Or significant reverse premium for assignment of the existing lease expiring March 2016, subject to status. Passing rent is £29,000 per annum, exclusive.

Rates payable 2011/12 £11,475 (Rateable Value £26,500)

Contact

Neil Mason or David Marriott on **01892 834483**
or our joint agent Tom Kimbell of DTZ on 020 3296 2078

www.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. We have not measured the floor areas ourselves and therefore occupiers must satisfy themselves as to the exact areas provided.

