

# Factory / Warehouse To Let

**CORE**  
COMMERCIAL  
01892 834483



**Bridge House**  
**North Farm Road**

## TUNBRIDGE WELLS

**Kent TN2 3DR**

### 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 detached industrial/warehouse unit with profile steel cladding and roof with roof lights. 2 storey brick built offices to front, parking for 18 cars and loading area. Eaves height approx 18ft (peak 21ft). 3 phase power. Gas heating in warehouse, high bay warehouse lighting, roller shutter. Offices have a/c, carpets and suspended ceilings. M & F toilets.

Warehouse/workshop	9,170
Front offices	856
First offices/mezz	1,111
Total	<b>11,137 sqft</b>
Site area approx	0.52 acre

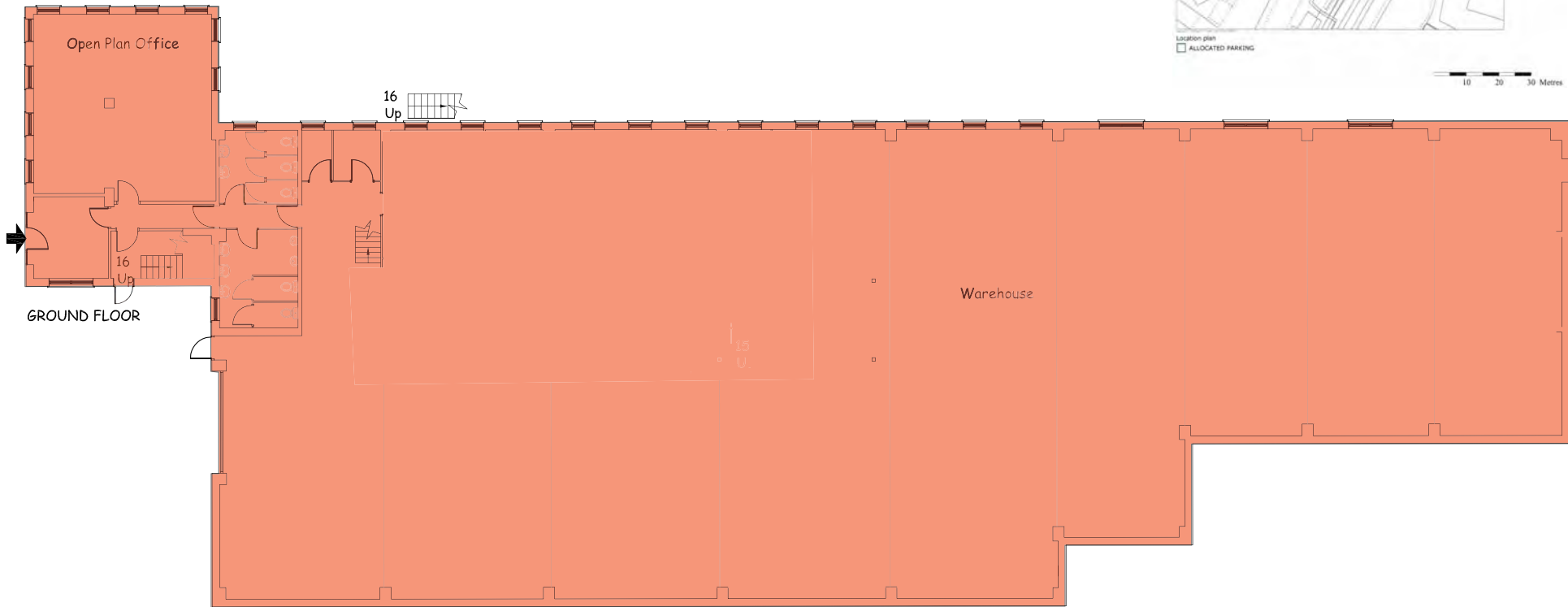
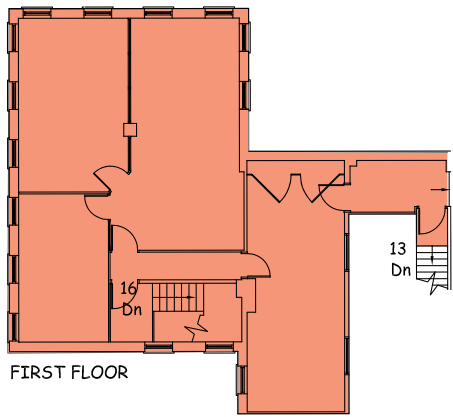
### Terms

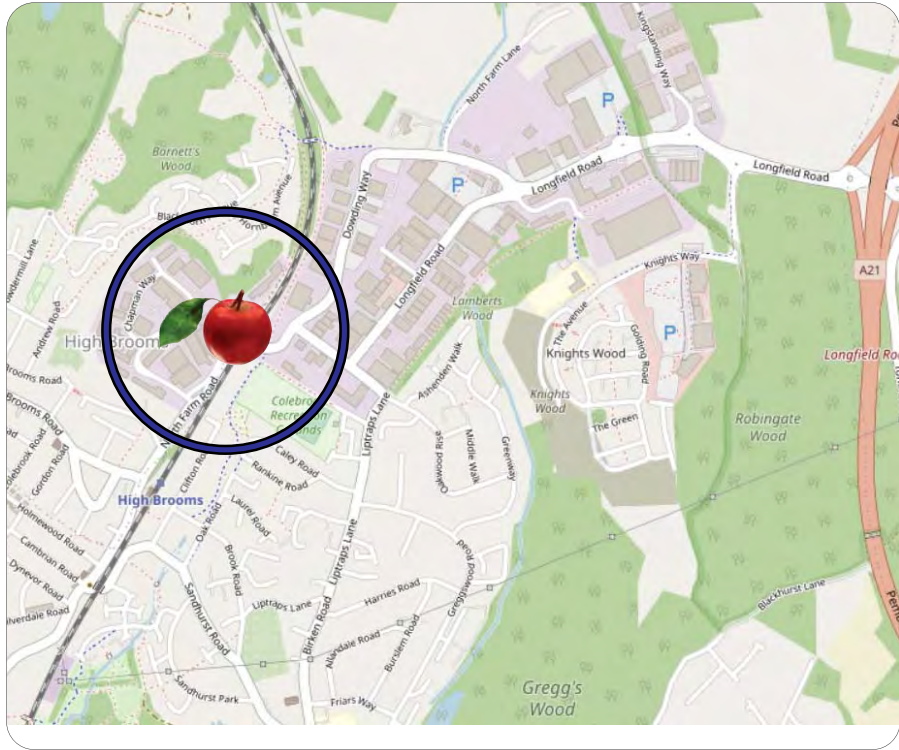
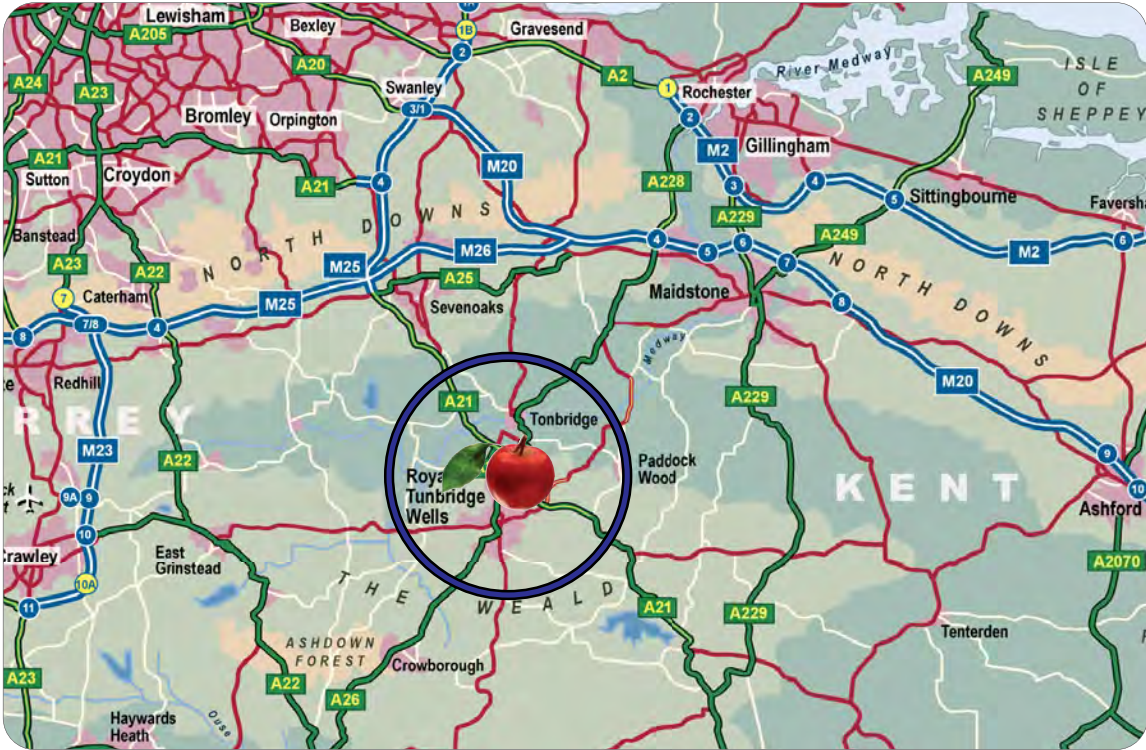
To let on a new lease at **£95,000** pa plus vat (£8.52 per sqft overall). Rates to be re-assessed.



**11,137 sqft**








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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.

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