

Warehouse Unit To Let



**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, carpeted and suspended ceilings, kitchen and mess room. M & F toilets.

Warehouse/workshop	9,170
Front offices	856
First offices/mezz	2,839
Total	12,865 sqft
Site area approx	0.52 acre

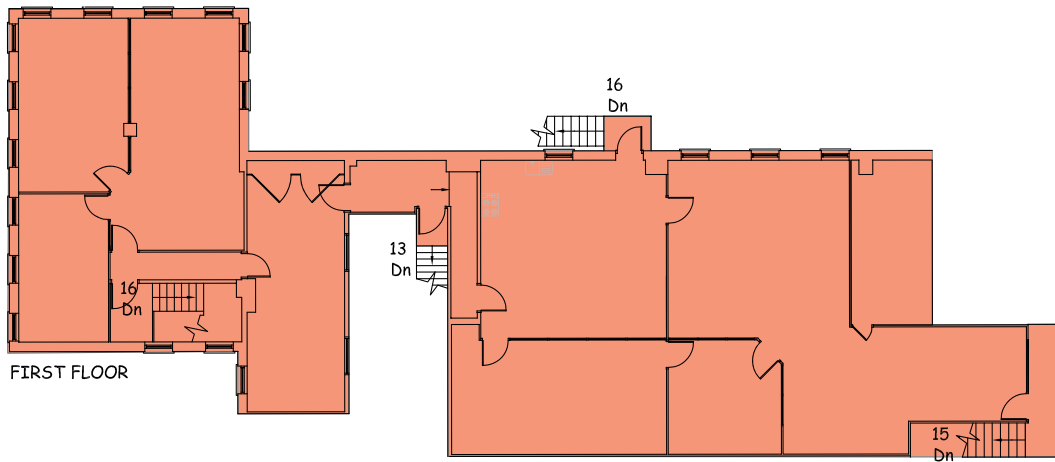
Terms

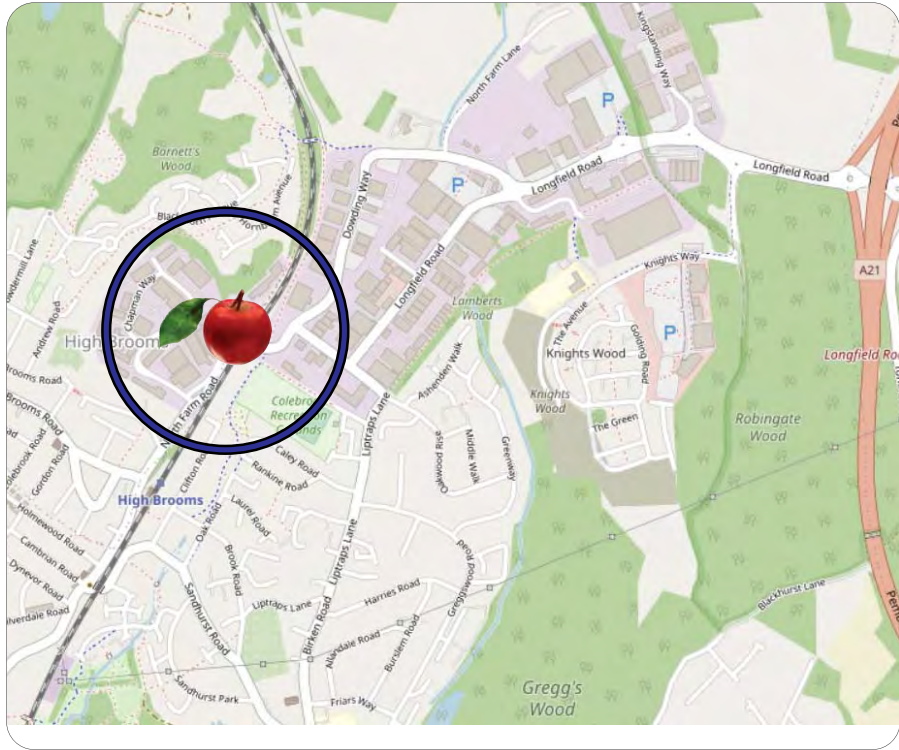
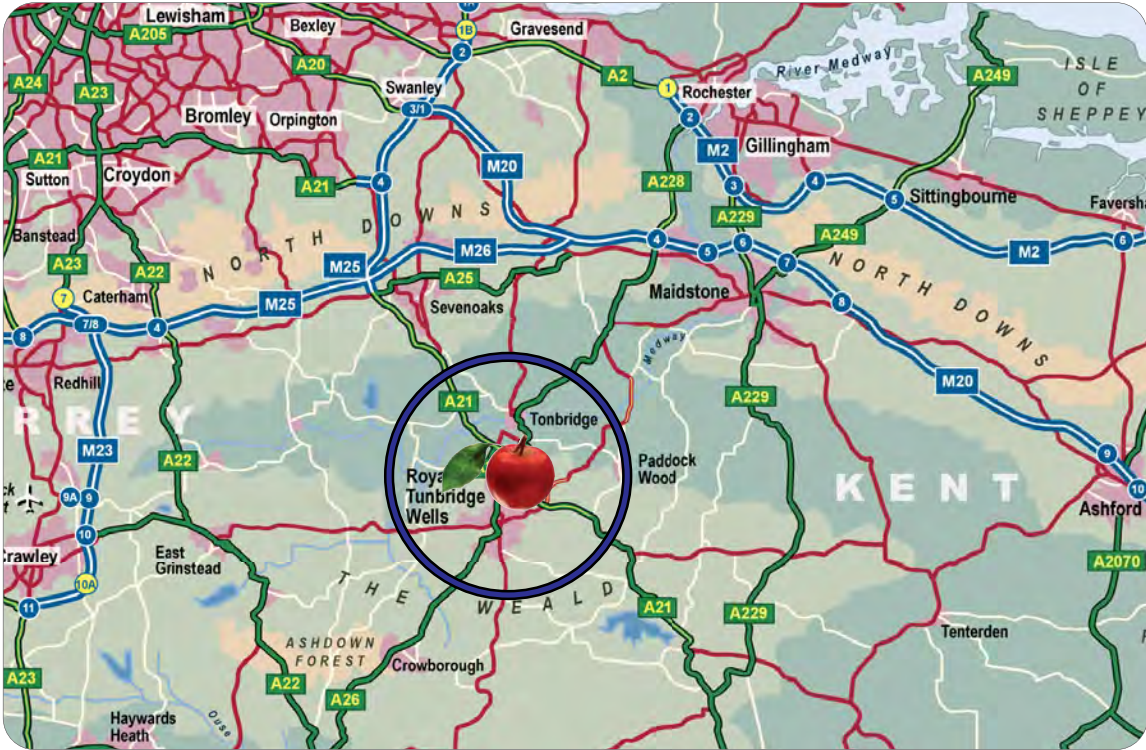
To let on a new lease at **£115,000** pa plus vat (£8.94 per sqft overall). Rates payable 2021/22 £44,288 (Rateable Value £86,500).



12,865 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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