

# Industrial / Office / Leisure premises To let

5,000 sqft

103 Goods Station Road

## TUNBRIDGE WELLS

Kent TN1 2DP

### Location

Situated in the centre of Tunbridge Wells, about 400 yards from Royal Victoria Place shopping centre, in a mixed commercial and residential area on the corner of Mercer Street. Goods Station Road links directly to Meadow Road, the town's one-way system and the London Road (A26).

### Description

A modern construction behind an attractive brick frontage with gated entrance. Insulated roof with roof lights. Ancillary workshop or storage and offices. 16ft eaves, some heating and carpeting, 3-phase power, mains gas, lighting.

### Accommodation

Ground	Factory	3,430	
Yard & undercroft 1,960 sqft for parking			
Rear suite	Ground	250	
	First	<u>430</u>	680
Front suite	Ground	210	
	First	<u>715</u>	<u>925</u>
			5,035 sqft

### Terms

Rent £30,000 pa, Plus vat. Rates to be re-assessed.

Ideal for  
**LEISURE USES**  
subject to planning



