

# Factory / Warehouse For Sale



4 Orchard Estate  
High Brooms Industrial Estate  
North Farm Road

## TUNBRIDGE WELLS

Kent TN2 3XF

### Location

The property is located on the established North Farm Estate, just past Brewers and HGH Plumbing.

### Description

A modern industrial / warehouse unit of portal frame construction with profiled metal cladding and roof with roof lights. Glazed trade entrance door. Three phase power. Warehouse lighting. Sectional loading door. Double glazed windows front and rear. Eaves height 18'5" (peak 28'). Air conditioned integral offices.

Ground 3,554  
First 1,550

**5,104 sqft**  
(474 sqm)

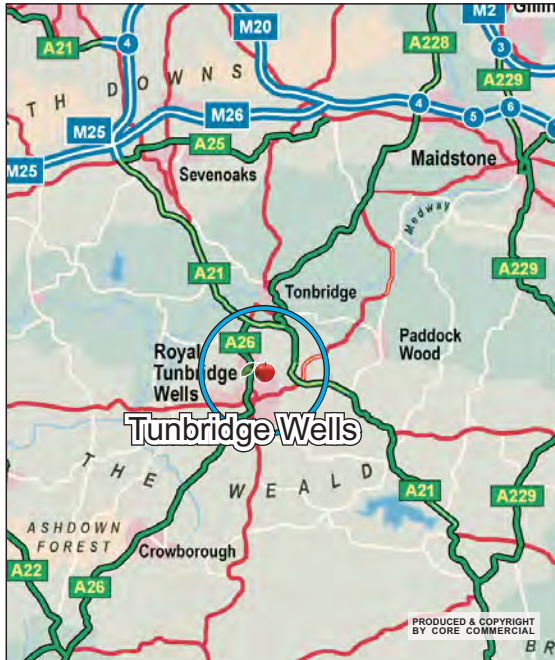
Additional mezzanine 720 sqft  
13 car parking spaces

### Terms

For sale freehold at **£450,000** plus vat, subject to contract. Rates payable 2013/14 £18,016 (Rateable Value £38,250)



# 5,100 sqft




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