

Fully Fitted Leisure Unit To Let

10,725 sqft

Former Ourspace
Children's Play Centre
3 High Brooms Industrial Estate

TUNBRIDGE WELLS

Kent TN2 3BW

Location

Tunbridge Wells lies about 35 miles south of London, 12 miles south of junction 5 of M25 on the A21 trunk road to Hastings. The property is located on the established High Brooms Industrial Estate to the rear of Brewers builders merchants.

Description

The property comprises a semi-detached fully fitted soft play leisure unit. Clear span space with an eaves height of 15'6" (25'11" peak). High level lighting. Over 40 parking spaces.

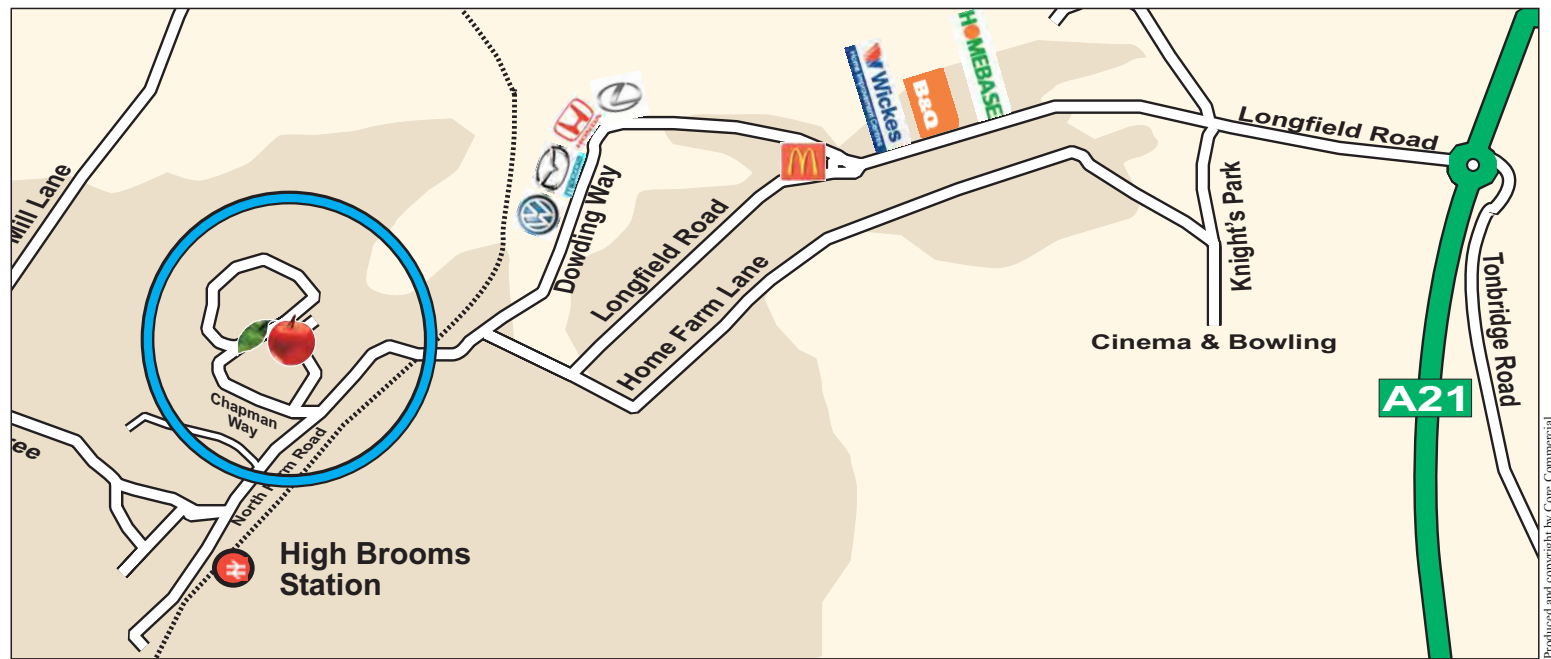
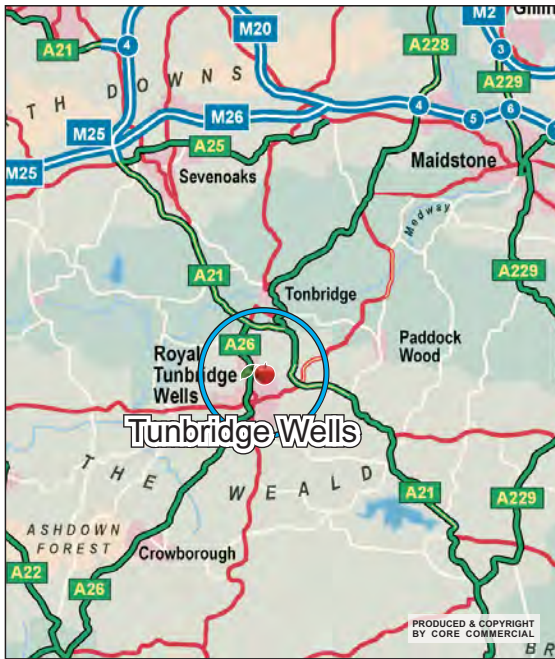
Ground	8,375
First floor	<u>2,350</u>
Total	10,725 sqft (996 sqm)

Site area 0.5 acre.

Terms

To let at **£78,000** pa plus vat. Rates payable £32,735 pa 2013/14 (Rateable Value £69,500). The freeholder will require an ingoing tenant to purchase the play equipment and lodge a rental deposit against default.






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