

# Business Unit To Let

9 Chapman Way,

## TUNBRIDGE WELLS

Kent TN2 3EF

### Location

Tunbridge Wells lies about 35 miles south of London, 12 miles south of junction 5 of the M25 on the A21 trunk road to Hastings. The property is located on the established North Farm Estate.

### Description

A refurbished warehouse unit with upstairs mezzanine office. Eaves height: 15'07" peak: 19'07". 3 phase power. Fluorescent lighting and roof lights. Concrete portal frame and part insulated cladding. W/C. Sliding access doors. The office provides a kitchenette, storage cupboards, desks, electric heating and spot lighting. 4 Car parking spaces. 24 hour access with security. Exterior storage available to the side of the building.

Free promotional signage fronting main road.

Ground	1,177
Office/Mezz	218
<b>Total</b>	<b><u>1,395 sqft</u></b>

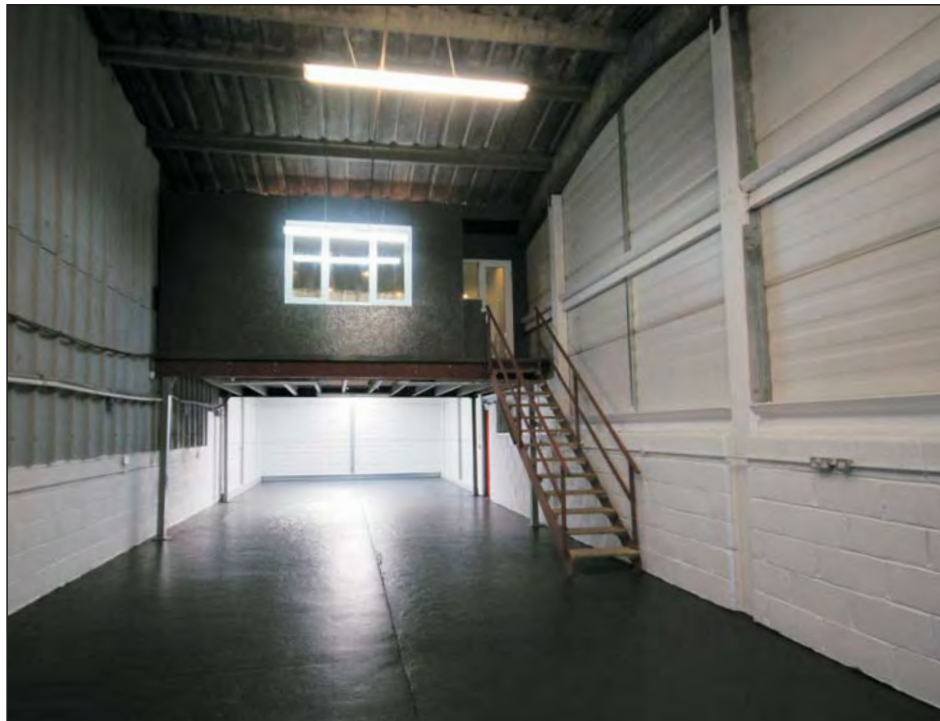
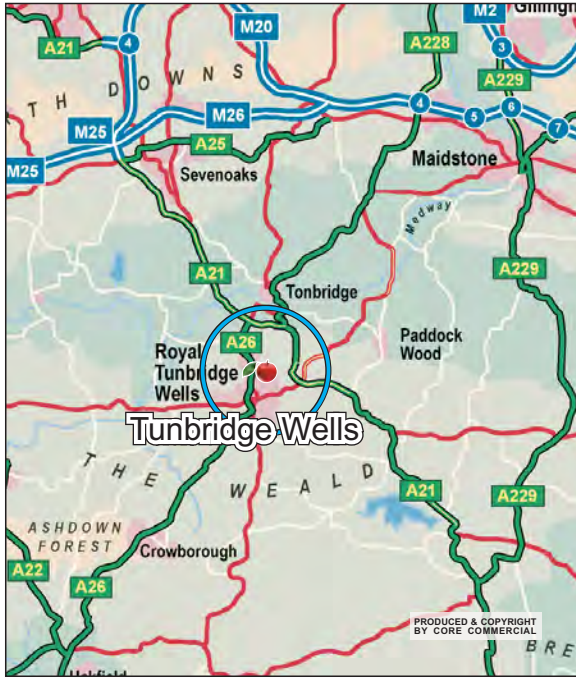
### Terms

To let at **£12,000** pa, plus VAT. Rates payable £3,352 pa (Rateable Value £6,800). Service charge included in the rent.

CORE COMMERCIAL



**1,400 sqft**




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