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Unit 1 The Old Quarry • Powder Mill Lane • Tunbridge Wells • Kent TN4 9DY

Vehicle Repair Workshops - To Let – 820 - 1770 sq ft.



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Location

The Old Quarry is situated in the High Brooms District of Tunbridge Wells, with good access to Southborough and the A26, which in turn provides access to the A21 (T) and on to the M25. The towns principal industrial estate is also situated close by via North Farms Road. These units are situated on a small industrial estate just off Powder Mills Land and close to the junction with High Brooms Road.

Description

These units comprise typical concrete portal frame buildings under an insulated roof with coloured profile steel clad elevations. Each unit is broadly open plan with a minimum eaves height of 2.8 metres. There is a three phase power supply. There is a minimum parking provision for each unit, with additional parking available by separate negotiation.

Floor Areas

Unit 1 – 822 sq ft plus mezzanine store of 168 sq ft.
Unit 2 – 945 sq ft
Additional parking for 8 cars

Tenure

Leasehold

Rent

Unit 1 - £750 pcm
Unit 2 - £650 pcm
Parking - £135 pcm

Terms

Unit 1 is available in isolation.

The lease runs till 5th January 2021. There are periodic rent reviews, at the end of every 3rd year.
A copy of the lease is available on request.
The other areas are available separately by arrangement.

Business Rates

The tenant is to pay a maximum of 1/7th of the business rates liability. The landlord pays this amount and recovers from the tenant.
The current rateable value is £15,500.

Viewings

Strictly by appointment.

COMMERCIAL

**Contact Rupert Farrant
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