



Unit 5 Stag Trade Park • Longfield Road • Tunbridge Wells • Kent TN2 3BF

Trade Counter / Warehouse - To Let - 3476 sq ft (322.93 sq m)



**chartered surveyors
and property consultants**

COMMERCIAL

Location

Stag Trade Park is one of Tunbridge Wells' premier trade parks, prominently situated on Longfield Road.

Description

Unit 5 is a modern mid-terrace trade counter unit.

The estate provides individual units with B1, B2 or B8 uses including trade counters, ancillary retail and display with ample parking for customers.

Occupiers on the estate include:

- Johnstone`s Decorating Centre
- The Lighting Centre
- Topps Tiles
- Kwik-Fit
- Copytech

Floor Area

	sq ft	sq m
TOTAL	3,476	322.93

Amenities

- ▶ Sectional up and over loading door
- ▶ 8 Car parking spaces
- ▶ Trade counter entrance/pedestrian door
- ▶ Warehouse minimum eaves height 6.5m
- ▶ Gas, Water and 3 Phase power (not tested)

Tenure

Leasehold

Guide Rent

£48,700 pax - Rent is subject to VAT.

Terms

New lease by arrangement

Business Rates

We have been verbally informed that the unit has a rateable value of £36,250 (2010 List)

Service Charge

Details on application.

Viewing Arrangements:

By appointment through the joint agent's offices.

Please contact:

Julie Chalmers or Rupert Farrant –**Durlings** – 01892 552500 /

office@durlings.co.uk or;

Tim Hardwick or Laura Miles of **Stiles Harold Williams** – 01293 441315

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