



chartered surveyors
and property consultants



3 Chapman Way • High Brooms • Tunbridge Wells • Kent • TN2 3EF
Industrial unit with ancillary offices - To Let - 14,377 sq ft (1336 sq m)
****Short Term Lease Available****



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Location

This unit is situated on Chapman Way just off North Farm Road, on The High Brooms Industrial Estate.

Tunbridge Wells town centre is about 2 miles south and access to the A21 is within 1.5 miles via Longfield Road. Junction 5 of M25 is approximately 16 miles to the north.

There is a good rail link from High Brooms station, within a short walk, with frequent direct services to London, typically in around 50 minutes.

Description

A detached industrial/office building comprising a full height warehouse / workshop area, plus an additional mezzanine area providing offices and further storage.

The property is currently vacant, with immediate occupation available.

In addition, there is parking on site for over 30 cars.

Plans are available on our website.

Floor Areas

Warehouse / Industrial area –	8633 sq ft (802.06 sq m)
Offices - Grnd/1st /Mezzanine –	3901 sq ft (362.42 sq m)
Storage – Mezzanine –	1843 sq ft (171.19 sq m)
Total	14377 sq ft (1335.67 sq m)

Tenure

Leasehold – Available on a short term basis. Further details on request.

Rent

On application.

Business Rates

The rateable value is £85,500. Prospective tenants are advised to clarify the amount payable directly with the Tunbridge Wells Borough Council – 01892 526121

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through the joint letting agent's offices:-

Durlings – 01892 552500.

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

(iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.

(iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.

(v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Subject to contract & receipt of satisfactory accounts and references.

A security deposit will be required.

Details prepared: 02/03/17

COMMERCIAL

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