



chartered surveyors  
and property consultants

**3 Chapman Way • High Brooms • Tunbridge Wells • Kent • TN2 3EF**

**Industrial unit with ancillary offices – For Sale or To Let – 14,377 sq ft (1336 sq m)**



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## COMMERCIAL

Contact Rupert Farrant  
or Josh Olney on  
**01892 552 500**  
rupert@durlings.co.uk  
joshua.olney@durlings.co.uk  
www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



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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)
<b>Total</b>	<b>14377 sq ft (1335.67 sq m)</b>

### Tenure

Leasehold –Terms by arrangement. Further details on request.

Or

Freehold – with vacant possession.

### Rent

£90,000 pax

### Price

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.**

**Broadlands - 01892 512422.**

### 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;
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- (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 revised: 16/03/17