

3 Longfield Road • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3EY Warehouse with Leisure Use – 17845 sq ft (1658 sq m)

COMMERCIAL

Location

North Farms Industrial Estate is the principal industrial / trading estates for Tunbridge Wells, By appointment and accompanied. with direct access to the new A21 (T) dual carriage, providing direct access to junction 5 Contact Julie Chalmers to arrange – 01892 552500 – julie.chalmers@durlings.co.uk of the M25, approximately 16 miles distant.

The main line train station of High Brooms, is within $\frac{1}{2}$ mile.

Description

A detached former trade warehouse previously operated as a Gymnastics Academy, incorporating a gym, and dance studio.

The building is or steel portal frame construction with an insulated roof. The eaves height in they are, give notice that: (i) These part (ii) These part

The refurbishment and fit out works for the previous use where completed around 7 years ago, and the building has a high level of fixtures, fittings and specification in general. To the front of the main area, there is a reception area access through two sets of automatic sliding glass doors. This front area also incorporates a dance/ exercise studio, male and female changing rooms, including showers, staff room and an office. Above this area, accessed by an integral staircase, along with a 400kg passenger lift, is a mezzanine floor incorporating a cafe with a commercial kitchen area. There is a further dance floor area on this level too, with an additional separate kitchen.

There is front forecourt area with space to park 21 cars together with cycle racks. There is an additional parking along the side of the building.

Floor Areas

Ground - Front - Reception; changing rooms; dance studio; office, etc.2895 sq ft (269 sq m)Ground - Rear - Main Area -12055 sq ft (1120 sq m)Mezzanine - Café, dance floor, kitchens -2895 sq ft (269 sq m)

Total gross internal floor area – 17,845 sq ft (1658 sq m)

Rent

£165,000 per annum exclusive of all other outgoings.

Terms

New lease by arrangement.

Business Rates

The premises are described as Gymnasium and Premises and have a rateable value of $\pounds 105,000$. Interested parties are advised to make their own enquires as to the amount payable for the current financial year by making direct enquires to Tunbridge Wells Borough Council – 01892 526121

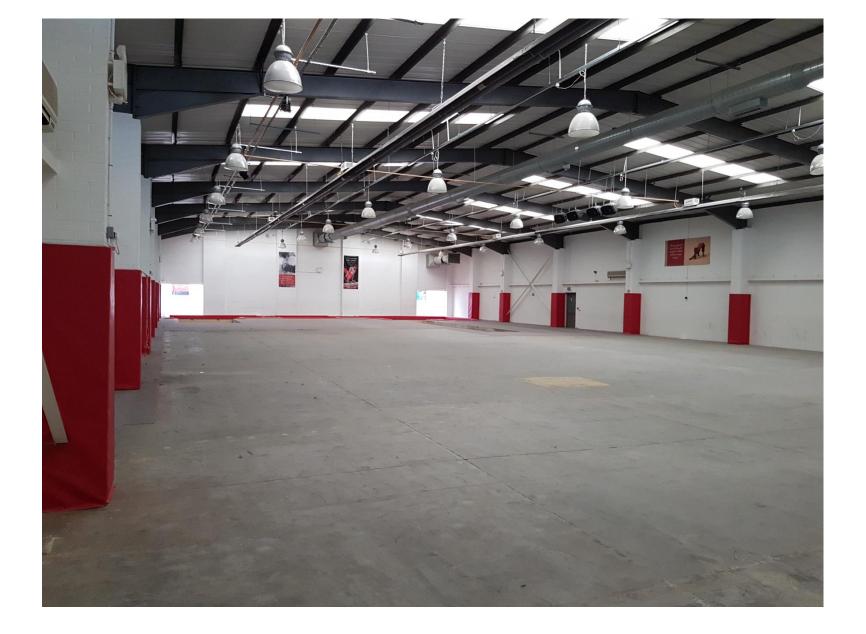
Viewing Arrangements.

Important Note:

SUBJECT TO REFRENCES & ACCOUNTS - A security deposit will be required.

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Viewing Details: By appointment.

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



