



chartered surveyors
and property consultants



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, with direct access to the new A21 (T) dual carriage, providing direct access to junction 5 of the M25, approximately 16 miles distant. The main line train station of High Brooms, is within ½ 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 the main area is approximately 5 metres. 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 £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.

By appointment and accompanied.
Contact Julie Chalmers to arrange – 01892 552500 – julie.chalmers@durlings.co.uk

Important Note:

SUBJECT TO REFERENCES & ACCOUNTS – A security deposit will be required.

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- (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.



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

