



**10 & 11 Kingstanding Way • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3UP**  
Industrial Premises - Bus Depot, Workshops & Offices – **To Let** – Totalling **38,070 sq ft** (25,790 & 12,280 sq ft)  
Site area – **1.7 acres**

## Location

Kingstanding Way is located directly off Longfield Road, which is the spine road through Tunbridge Wells' principal industrial and trading estate, approximately 2.5 miles to the north of Tunbridge Wells' Town Centre. The A21 (T) is less than 0.5 miles from the subject property with easy access to the national motorway network via the M25, with Junction 5 being around 14 miles to the north.

There is a direct main line train service to London from High Brooms, being approximately 1.25 miles distant.

## Description

This property comprises a pair of facing industrial units substantially refurbished in 2017. The units are steel portal frame construction with profiled steel cladding.

No. 10 provides mainly garaging and vehicle workshops, along with offices and ancillary space on both the ground and mezzanine level, with the self-contained upper floor having undergone a comprehensive fit out to provide a mix of open plan and private executive offices, including a boardroom.

No. 11 is predominantly operated as a vehicle workshop, with inspection bays, together with ancillary stores and offices.

The units generally offer the following features: -

- **Eaves height – min 23ft (7m)**
- **Electric Roller Shutter Doors**
- **Executive Offices & Boardroom**
- **Roof Lights**
- **3-Phase power.**
- **Self-contained site of approximately 1.7 acres**
- **24/7 gated access**

## Floor Areas

	<i>sq ft</i>	<i>sq m</i>
<b>10 –</b> <u>Ground</u>		
Garage / Workshop -	13756	1278
Offices / Stores / Ancillary -	6017	559
<u>First</u>		
Offices ("Executive")-	6017	559
Subtotal -	<b>25,790</b>	<b>2,396</b>
<b>11 -</b> <u>Ground</u>		
Workshops -	9160	851
Offices / Stores / Ancillary -	1560	145
<u>First</u>		
Offices / Stores / Ancillary -	1560	145
Subtotal -	<b>12,280</b>	<b>1141</b>
 Grand total	<b><u>38,070</u></b>	<b><u>3,537</u></b>

Total site area – **1.7 acres** (0.69 ha)

## Rents

- 10 - **£193,000 per annum.**
- 11 - **£99,000 per annum.**

The rents are exclusive of all other outgoings.

## Lease Terms

On application

## Planning

Planning consent was granted on 11<sup>th</sup> August 2017 for a change of use from a college of further education to a bus depot and offices – ref: 17/01530/FULL.

## Business Rates

The rateable value is £185,000 – Interested parties should clarify the amount payable for the year directly with Tunbridge Wells Borough Council – 01892 526121.



## Viewing Arrangements

Strictly by appointment and accompanied as the site is operational. Under no circumstances should interested parties attend the site without a confirmed appointment to view.

Contact Julie Chalmers or Rupert Farrant – 01892 552500 – [office@durlings.co.uk](mailto:office@durlings.co.uk)

**Disclaimer:** See website – [durlings.co.uk](http://durlings.co.uk)



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