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17a Chapman Way • High Brooms • Tunbridge Wells • Kent • TN2 3EF

New Detached Industrial Unit (B2 Use) - To Let

Ground Floor 3100 sq ft (288 sq m) – consent for additional first floor mezzanine of 775 sq ft (72 sq m)

Location

This new unit is situated on Chapman Way just off North Farm Road, in the district of High Brooms.

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, with frequent services to London, typically in around 50 minutes.

Description

Newly built detached industrial building which provides a ground floor area of 3100 sq ft (288 sq m), of full height space – 6m (19ft approx.) eaves height. The floor slab has a loading capacity of 15KN/ sq m.

There is consent to construct an additional first floor mezzanine floor of 775 sq ft (72 sq m) at an additional rent to be agreed. This floor can be concrete slab construction, with a floor loading capacity of 4KN/sq m.

The property is of steel portal frame construction with flat paneled cladding, and an insulated roof system.

The property is offered in a shell condition with capped off services.

There is a good-sized parking and loading area to the front.

Floor Areas

Ground Floor – **3100 sq ft** (288 sq m)

[Consented First Floor – 775 sq ft (72sq m)]

Specifications

- 6 metres eaves height
- Flat panel cladding
- Insulated roof with roof lights
- 15 KN / sq m ground floor loading.
- On-site Parking / Loading

Tenure

Leasehold –new lease terms by negotiation.

Rent

Rent – From - **£34,000 per annum** exclusive of all other outgoings.

Additional floor areas, and general requirements, to be agreed.

Rent is subject to VAT

Business Rates

To be assessed.

Service Charge

Details on application

Viewing

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

Durlings – 01892 552500.

Important Note

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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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Subject to contract & receipt of satisfactory accounts and references.



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