

durlings

chartered surveyors
and property consultants



Unit 1 Bells Yew Green Business Centre • Bayham Road • Bells Yew Green (Tunbridge Wells) • East Sussex TN3 9BL

To Let - Trade Warehouse – 6400 sq ft + mezzanine – 2100 sq ft

Location

Bells Yew Green Business Park is located directly opposite Frant main line train station (Bells Yew Green) with access onto the B2167 which provides direct access to Tunbridge Wells to the north west, around 2 ½ miles distant. The A21(T) can be reached via Kipping's cross roundabout approximately 4 miles to the east.

Description

A detached brick- built warehouse with a single storey rear extension and a lean to store / garage.
The property has been used for many years as a building equipment trade counter warehouse and has a showroom / office area making up approximately 1/3rd. of the ground floor.
Behind the showroom area is warehouse space.
A mezzanine storage level has been installed along one side of the building over approximately 1/3rd of the ground floor.
Underneath the mezzanine there are offices, storeroom, kitchen / break out, and WCs.
Unit 1 has great road frontage being adjacent to the Bayham Road.

Floor Areas

Ground	sq ft	sq m
Showroom / Offices –	2051	190.56
Warehouse –	3623	336.60
Extension – Store -	347	32.20
Lean to – garages / stores	375	34.80
<u>Mezzanine</u>		
Stores -	2101	195.19

Rent

£45,000 per annum plus VAT and exclusive of all other outgoings.

Terms

A new lease is available by arrangement.

Business Rates

The rateable value is £40,500. Interested parties are advised to check the amount payable directly with Wealden District Council – 01323 443322.

Service Charge

Details on application

Viewing Arrangements

Strictly by appointment and accompanied.

T – 01892 552500

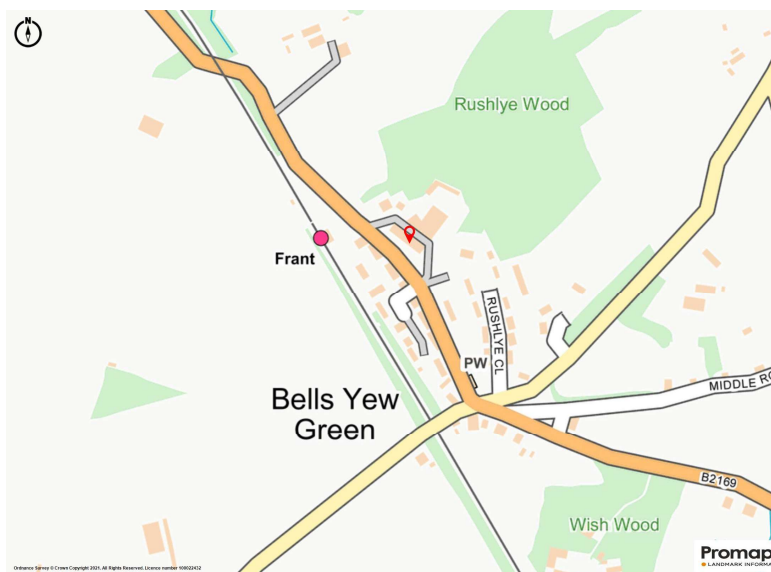
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