



durlings

chartered surveyors  
and property consultants

17 & 18 Decimus Park • Kingstanding Way • North Farm Industrial Estate • Tunbridge Wells • Kent TN2 3GP

**Warehouse / Production / Office Space - To Let – 9491 or 13902 sq ft**

# COMMERCIAL

## Location

Tunbridge Wells is situated in northwest Kent, approximately 40 miles south-east of London and benefits from good transport links, the M25 and national motorway network.

Decimus Park is accessed from Kingstanding Way which in turn leads on to Longfield Road, the latter comprising the main distributor road serving the whole of the North Farm Estate. Access to the A21 (via Longfield Road) is within 0.6 miles of the s property, with M25 (J5) 13.6 miles to the north. The A21 is dual carriageway from Tonbridge which is 2.8 miles north of the property.

The closest main line railway station is High Brooms, about 1.5 miles away with journey times to London being approximately 50 minutes.

The subject property is located on the established out of town business and retail warehouse district known as North Farm Industrial Estate, comprising a variety of business units ranging from nursery 'B1' light industrial units through to large distribution warehousing, in addition to some significant recent retail warehouse developments. North Farm also includes a well-established motor vehicle dealership representation in addition to a leisure complex at Knights Park.

## Description

Decimus Park comprises 28 no. high bay warehouse and business units, developed circa 2004. These units are of steel portal frame construction, with coloured profile steel clad sheet elevations, beneath pitched single span insulated roofs incorporating skylights. There is an extensive brick pavior parking area to the front of the buildings provides dedicated car parking as well as loading bay and turning areas.

Unit 17 & 18 are currently connecting units, and either available as a whole, or Unit 18 only.

The premises have undergone substantial improvements since they were originally constructed with the introduction of mezzanine floors and new office space. The landlord is prepared to reinstate to traditional warehouse space to suit a new tenant's requirements.

## Floor Areas

### Unit 17 Decimus Park

Main warehouse area -

**3,572 sq ft** (331.85 sq m)

Ground floor offices/wc and stairwell area

**839 sq ft** (77.95 sq m)]

[Included in main warehouse area above -

Mezzanine office/w.c./stairwell -

**839 sq ft** (77.95 sq m)

Total floor area (ground and mezzanine) -

**4,411 sq ft** (409.80 sq m)

### Unit 18 Decimus Park

Ground Floor – open plan office space -

**4,825 sq ft** (448.25 sq m)\*

-reception/ meeting room/kitchen & break out area -

**2,333 sq ft** (216.74 sq m)

Mezzanine Floor – open plan and partitioned offices -

**2,333 sq ft** (216.74 sq m)

Total floor area (ground and mezzanine) -

**9,491 sq ft** (881.74 sq m)

Total combined floor area –

**13,902 sq ft** (1291.54 sq m)

**\*Note – this area can be reinstated to full height warehouse space, at the minimum.**

## Amenities

- **20 ft eaves heights**
- **Air conditioning / handling**
- **Roller shutter doors**
- **Up to 20 car spaces**
- **HGV loading /turning areas**
- **Open plan & private offices**
- **Ladies, Gents WCs**
- **Kitchen / Break Out area**
- **Suspended ceilings with integral LED lighting**
- **Double glazed aluminum framed windows**

## Rent

Rents on application.

Rents are exclusive of all other outgoings, and subject to VAT.

## Terms

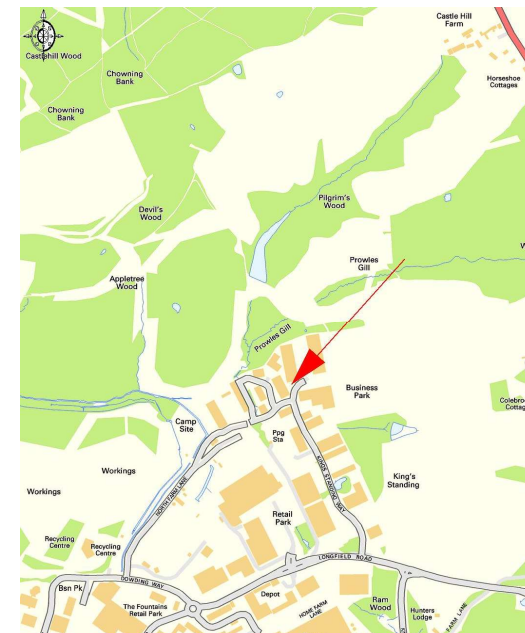
New lease/s by arrangement.

## Business Rates

The rateable value is £121,000. Interested parties are advised to contact Tunbridge Wells Borough Council to check the amount payable.

## Service Charge

On application.





Contact Rupert Farrant or Julie Chalmers on 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) [www.durlings.co.uk](http://www.durlings.co.uk) 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

