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Unit 4 Orchard Business Centre • North Farm Road • Tunbridge Wells • Kent TN2 3XF

Warehouse & Office Building - To Let – 5497 sq ft

COMMERCIAL

Location

The north west Kent town of Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (junction 5). Neighbouring towns include Tonbridge – 5 miles to the north; Sevenoaks - approximately 12 miles to the north; and East Grinstead - approximately 14 miles to the west. The closest main line rail service to the property is High Broom station with a direct journey time to London's Charing Cross of approximately 45 minutes. The station is approximately 0.3 miles / 7 minutes' walk from the property. This property is located in an industrial estate setting accessed off North Farm Road, on The High Brooms Industrial Estate. Access to the A21 dual carriageway is less than 2 miles from the property and provides direct access to Junction 5 of the M25, which is a further 12 miles to the north.

Description

Orchard Business Centre is a purpose-built development of high-quality warehouse, light industrial and office space in a private courtyard estate. This is a mid-terrace unit of steel portal frame construction comprising a full height warehouse, with minimum eaves height of 5 metres (16ft 3"). In this area there is an additional mezzanine storage area. On the ground floor there is also a kitchen / break out area, Ladies & Gents WCs and further storage / production space. There are good quality mezzanine offices, made up of 5 areas with demountable glazed partitioning. The office have suspended ceilings with integral lighting and air conditioning units. There is a laminate plank wood effect floor covering throughout this area.

Floor Areas

The gross internal areas are as follows:

Overall Ground Floor Area -	3,549 sq ft (329.74 sq m)
Includes: -	
Warehouse area:	2316 sq ft (215.21 sq m)
Reception / Kitchen / Break Out / Stores / WCs:	1233 sq ft (114.53 sq m)
Mezzanine Areas –	
<u>Warehouse:</u>	725 sq ft (67.38 sq m)
<u>Offices:</u>	1223 sq ft (113.64 sq m)
Total floor area (ground and mezzanines) -	<u>5,497 sq ft</u> (510.76 sq m)

Outside there are 8 car spaces plus a loading area in front of roller shutter door.

Rent

£52,250 per annum, exclusive of all other outgoings.

Terms

Assignment of the existing lease which expires 28th September 2026, without review.

Business Rates

The property has a rateable value of £52,000. Interested parties are advised to check the amount payable directly with Tunbridge Wells Borough Council - 01892 526121

Service Charge

There is a small estate service charge – details and costs on application.

Viewing Arrangements

Strictly by appointment and accompanied.

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Subject to accounts and references

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