



chartered surveyors  
and property consultants



32 Chapman Way • Tunbridge Wells • Kent TN2 3EF

**Industrial Investment - For Sale**





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and property consultants**

## COMMERCIAL

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### Location

Situated on Chapman Way just off North Farm Road, on The High Brooms Industrial Estate.  
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, 0.3 miles distant, with frequent services to London, with a typical journey time of around 50 minutes.

### Description

Broadly the property comprises a purpose-built terraced steel portal framed light industrial building. It appears the premises is in its original form as built, comprising a full height warehouse area and two offices, one on the ground and one on the first floor. To the front there are parking bays for 4 cars along with the area in front of the loading door. The eaves height is a minimum of 5 metres.

### Floor Areas

#### Ground:

Overall :- Warehouse - 189 sq m (2035 sq ft) –( incl. ground floor office and stairwell / WC of 18.53 sq m [199 sq ft]).

#### First / Mezzanine:

Office - 17.89 sq m (193 sq ft)

#### Total

**206.89 sq m (2228 sq ft)**

### Occupational Tenancy

Tenant – Williams Trade Supplies Ltd.

Lease term – 10 years, from 12<sup>th</sup> May 2017 to 11<sup>th</sup> May 2027 on a full repairing basis.

Current Rent - £25,500 per annum, exclusive of all other outgoings.

### Covenant Information

Williams Trade Supplies Ltd. are a trade only supplier of plumbing and heating equipment and products.

Accounts to November 2023 showed a turnover of approx. £126m, and a gross profit of over £29m. – source :

[www.gov.uk/government/organisations/companies-house](http://www.gov.uk/government/organisations/companies-house)

### Tenure

Freehold – subject to the current occupational lease.

### Guide Price

Offers in excess of **£395,000**. The purchase price will be subject to VAT.

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