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and property consultants



33 Chapman Way • High Brooms Industrial Estate • Tunbridge Wells • Kent TN2 3EF

**Light Industrial / Warehouse - To Let - 2677 sq ft**



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and property consultants**

## COMMERCIAL



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**22 Mount Ephraim Road, Tunbridge Wells, Kent  
TN1 1ED**

### 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 / warehouse building. The premises has had a mezzanine storage area installed, with an office underneath. The original eaves height is a minimum of 5 metres. An additional WC has also been installed. The original offices are on the ground and first floor. To the front there are parking bays for 5 cars along with the area in front of the loading door.

### Floor Areas

Ground:-

Overall :- **Warehouse – 2036 sq ft (189 sq m)**  
Includes front office / reception – 84 sq ft (7.81 sq m); ground floor office under mezz. – 360 sq ft (33.46 sq m) and two WCs.

Mezzanine: **Storage - 469 sq ft (43.06 sq m)**

First: **Office - 172 sq ft (15.94 sq m)**

Total **2677 sq ft (248.18 sq m)**

### Rent

**£32,000 plus VAT** per annum, exclusive of all other outgoings.

### Terms

New lease available by arrangement.

### Business Rates

The rateable value is £27,750. The national non-domestic multiplier for the year 2025/26 is 49.9p for small businesses with a rateable value up to £51,000.

### EPC

D

### Estate Charge

On application

### Viewing Arrangements

**Strictly by appointment and accompanied.**

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