

TUNBRIDGE WELLS

UNIT 1 KINGSTANDING BUSINESS PARK TN2 3UP



LAST UNIT REMAINING
To Let - Modern Warehouse

LOCATION

Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south of London with a population of approximately 100,000 people. The premises have excellent road links to London and the coast via the A21 (04 miles from junction) providing access to the M25 and M26/M20 motorways.

The property is conveniently positioned on Kingstanding Way off Longfield Road, a popular trading estate in the town also home to occupiers including **Jewson, Graham Plumbers Merchants, Granite Transformations, and John Lewis** to name but a few.

ACCOMMODATION

The property is of portal frame construction with lower sections of brick and upper sections being metal clad beneath a pitched roof with ceiling lights.

GIA	2,559 sq ft	237.73 sq m
Floor to Eaves Height	19 ft 8 ins	6m
Male and Female WCs		

6 shared car parking spaces to the front of the unit.
The unit benefit from roller shutters and separate pedestrian access.

TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£32,000 per annum exclusive**. Rent is payable quarterly in advance on the usual quarter dates. The lease is to be excluded from Sections 24-28 inclusive of the Landlord & Tenant Act.

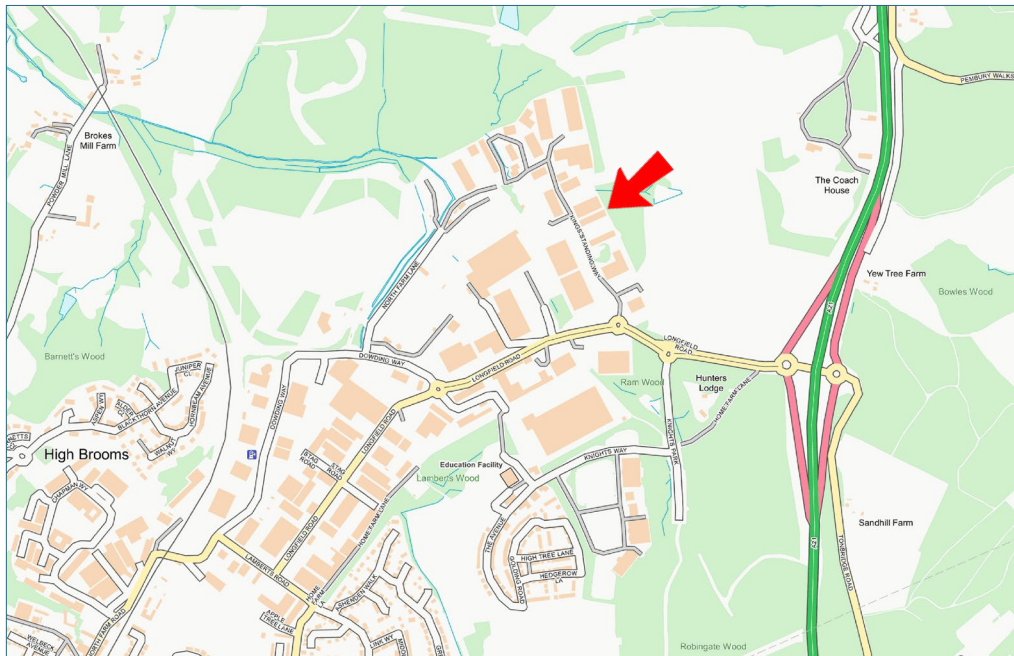
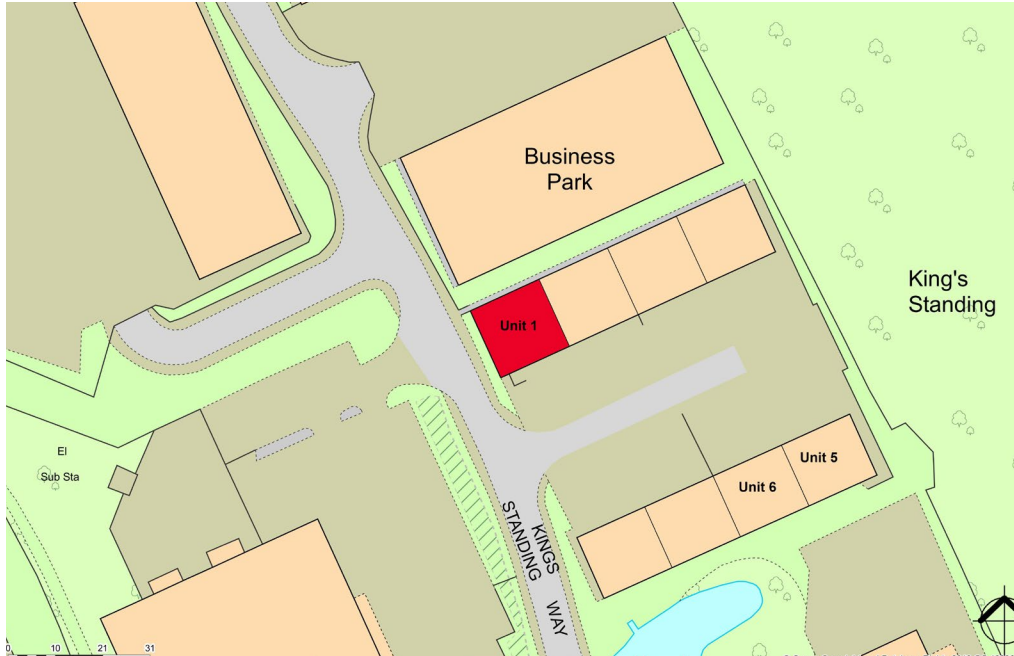
The landlord operates a service charge for common and shared parts.



www.cradick.co.uk

Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001





RATES

Rateable Value	£22,500
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C (67). A copy of the EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

Alex Standen
 01892 7070577
 07770 935263
astanden@cradick.co.uk

James Grant
 01892 707567
 07770 587253
jgrant@cradick.co.uk

Subject to Contract and VAT (if applicable)

www.cradick.co.uk

Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001

