

VDBM

Chartered Surveyors

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**TUNBRIDGE WELLS, UNIT 3, ORCHARD
BUSINESS CENTRE TN2 3XF**

WAREHOUSE TO LET

3,559 SQ FT

EXCELLENT LOCATION

GOOD PARKING

£32,500 per annum exclusive

LOCATION

The property is situated on a well established business estate just off North Farm Road. It has excellent access to the A21, A26 and town centre.

DESCRIPTION

A modern warehouse unit with good loading and parking facilities.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Gross Internal floor area	<u>3,559 sq ft</u> (303.8 sqm)
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TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

Revised Rent £32,500 per annum exclusive

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £26,000
Rates payable £12,766 (2020/2021)

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C(65).

VIEWING

Strictly by appointment through VDBM on 01924 845222.