

REDUCED  
GUIDE  
RENT

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WAREHOUSE  
TO LET  
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TO LET - Modern Warehouse Unit with Parking  
GIA Approx. 3,559ft<sup>2</sup> [303.8m<sup>2</sup>] - May Suit Other Uses (STP)  
Unit 3, Orchard Business Centre, Tunbridge Wells TN2 3XF

When experience counts...

est. 1828  
**bracketts**



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**MODERN WAREHOUSE UNIT**  
**WITH PARKING**

**MAY SUIT OTHER USES [STP]**

**GIA APPROX. 3,559FT<sup>2</sup> [303.8M<sup>2</sup>]**

**UNIT 3**  
**ORCHARD BUSINESS CENTRE**  
**NORTH FARM ROAD**  
**TUNBRIDGE WELLS**  
**KENT**  
**TN2 3XF**

**bracketts** est. 1828

27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

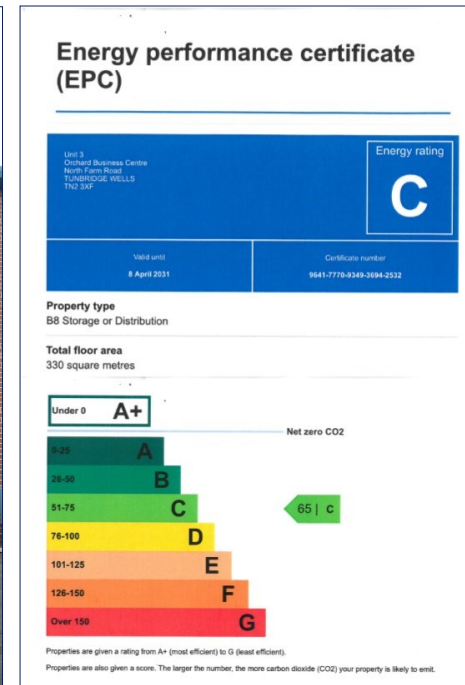
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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London with a resident population of around 100,000 people.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to central London (approx. 60 minutes mins).

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

## DESCRIPTION

A modern warehouse unit of steel frame construction with attractive brickwork elevations and coloured profiled steel cladding. The unit has good loading and parking facilities. Our client believes the property may suit other uses (subject to planning, etc.).

## ACCOMMODATION

Ground Floor:

GIA	approx. 3,559ft <sup>2</sup> [303.8m <sup>2</sup> ]
Parking	circa 10 spaces

## AMENITIES

- 3 phase power
- Ladies and gents WC
- Teapoint
- Electric up and over shutter
- 2 Combat space heaters (not tested)

## LEASE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

The freeholder operates an Estate Service Charge - the proposed tenant to pay the sum applicable to the premises - further information available upon request.

## GUIDE RENT

£32,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

## RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the Term.

## VAT

We are advised that the rent will attract VAT.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Warehouse and Premises" with a Rateable Value of £26,000. The small business rates multiplier for 2021 / 2022 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

## LEGAL COSTS

Both parties to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with letting agent:

**Bracketts Tel: 01892 533733**

Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

Tom Watson – [thomas.watson@bracketts.co.uk](mailto:thomas.watson@bracketts.co.uk)

or with our joint agents, VDBM

Tel: 01923 845222



**SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.**

**REV 07.10.21/DB**

### Important Notice:

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