



TO LET
PENDING REFURBISHMENT
AVAILABLE Q3 2026

TO LET - Business Unit with Yard
Total GIA approx. 6,512 sq ft (605.0 sq m)
Unit 22, Chapman Way, Tunbridge Wells TN2 3EF

When experience counts... **bracketts** est. 1828

TO LET

(PENDING REFURBISHMENT WORKS)

BUSINESS UNIT WITH YARD

GF: GIA APPROX. 5,763 FT² (535.4M²)

FF: GIA APPROX. 749 FT (69.6M²)

**UNIT 22
CHAPMAN WAY
TUNBRIDGE WELLS
KENT
TN2 3EF**



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)		
Standard Address: 22 Chapman Way Tunbridge Wells, Kent TN2 3EF	Energy rating: B	Valid until: 12 October 2028
	Current EPC number: 9029-5205-2123-8466-6814	
Property type: Offices and Workshop Businesses	Total floor area: 1,167 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is B.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
Under 1	A+	Max. CO2
1-10	A	100
11-15	B	50
16-20	C	20
21-25	D	10
26-30	E	5
31-35	F	2
36-45	G	1
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		A+
If typical of the existing stock		C

LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5.

Unit 22 is located on Chapman Way just off North Farm Road approximately 2 miles north of Tunbridge Wells town centre. The nearest train station is High Brooms with direct services to London. The property is situated towards the rear of a small industrial estate on a self-contained site with secure parking and loading areas to the side and rear.

DESCRIPTION

A traditional steel portal frame industrial unit with first floor offices and block paved yard. The property is expected to be available Q3 2026 following completion of refurbishment works (scope to be confirmed).

ACCOMMODATION

Ground Floor:

Main Unit, Entrance
Hall, Offices, WCs GIA approx. 5,763ft² (535.4m²)
Block paved yard

First Floor:

Offices GIA approx. 749ft² (69.6m²)

Total GIA GIA approx. 6,512ft² (605.0m²)*

* per clients measured survey

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

AMENITIES

- Eaves height circa 18ft (5.5m)
- Ample Parking
- Site area approx. 0.375 acres (source: Promap)

LEASE

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed. The provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£84,656 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. The Landlord operates a service / estate charge - further information upon request

RENTAL DEPOSIT

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

VAT

Payable if applicable.

BUSINESS RATES

The VOA website describes the property as Workshop & Premises and has a Rateable Value of £81,000 from 1 April 2026.

The Standard Multiplier for 2026/2027 is 55.5 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment with the Joint Sole letting agents:



Darrell Barber
darrell@bracketts.co.uk
07739 535468



Tom Booker
tom.booker@ryan.com
07584 237141



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

24.04.26.DB



Red line indicative only