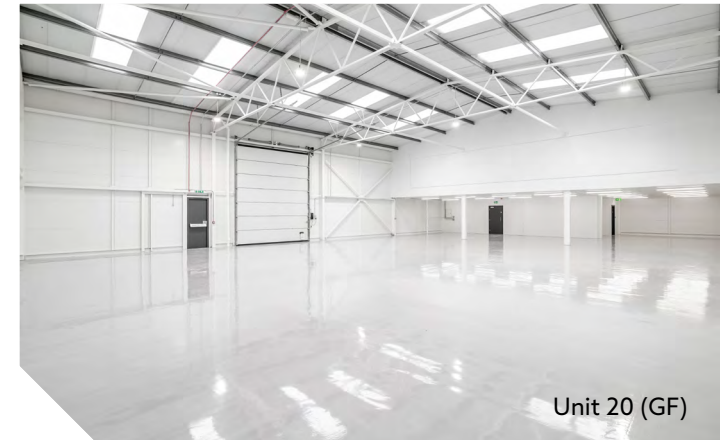


TWO REFURBISHED INDUSTRIAL/WAREHOUSE UNITS

Units 20/21 Chapman Way \\ Tunbridge Wells \\ Kent \\ TN2 3EF



6,089 – 13,678 SQ FT (566 – 1,271 SQ M) WITH YARD
TO LET



LOCATION/SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital. The units occupy a prominent corner site on Chapman Way within the High Brooms Estate to the north of the town centre.

DESCRIPTION

The units have been comprehensively refurbished and remodified to provide two detached warehouses benefitting from new external cladding.

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.

- DETACHED UNITS
- NEWLY REFURBISHED
- AMPLE PARKING
- POTENTIAL ENCLOSED YARD
- GOOD MOTORWAY ACCESS LINKS
- POTENTIAL TRADE COUNTER/ SHOWROOM*

ACCOMMODATION

The property comprises the following with approximate dimensions (areas are GIA):-

UNIT 20

GF: WAREHOUSE	5,436 SQ FT	505 SQ M
MEZZ: OFFICE	2,153 SQ FT	200 SQ M
TOTAL:	7,589 SQ FT	705 SQ M

UNIT 21

GF: WAREHOUSE	6,089 SQ FT	566 SQ M
TOTAL:	6,089 SQ FT	566 SQ M

LEASE

The units are available to let on full repairing and insuring terms. The provisions of Section 24-28 of the Landlord and Tenant Act 1954 are to be excluded.

RENT(S)

Upon application.

RATES

For information regarding business rates please visit Gov.uk.

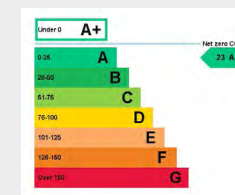
SERVICE CHARGE/OTHER OUTGOINGS

To be confirmed.

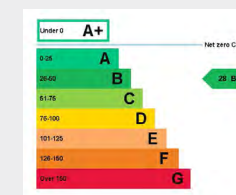


EPC

UNIT 20



UNIT 21



LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

By appointment, please contact the sole agent:



DARRELL BARBER

01892 559507 / 07739 535468

darrell@bracketts.co.uk

Subject to Contract, receipt of satisfactory references, deposit etc.

*Subject to planning if required.