



TO LET - MODERN BUSINESS / TRADE UNIT
GF GIA Approx. 1,662ft² [154.4m²] MEZZ GIA Approx. 1,317ft² [122.3m²]
Unit 2, Enterprise Centre, North Farm Road, Tunbridge Wells TN2 3DR

est. 1828
bracketts

TO LET

MODERN BUSINESS / TRADE UNIT

GF - GIA APPROX. 1,662FT² [154.4M²]

MEZZ - GIA APPROX. 1,317FT² [122.3M²]

UNIT 2

ENTERPRISE CENTRE

NORTH FARM ROAD

TUNBRIDGE WELLS

KENT

TN2 3DR



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

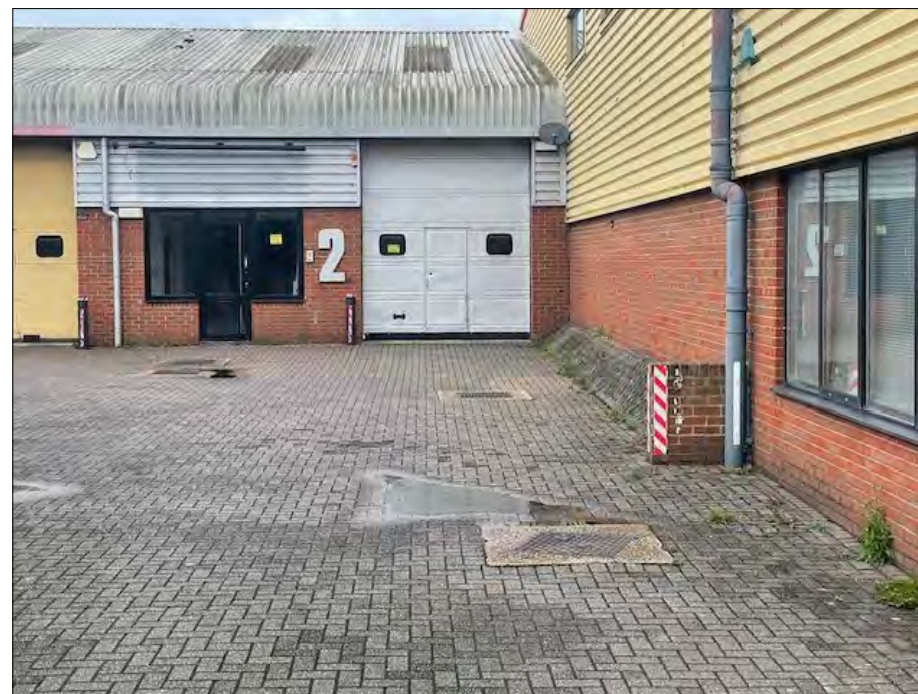
Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)		
134-2 Enterprise Centre North Farm Road Tunbridge Wells TN2 3DR	Energy rating B	Valid until: 19 November 2024 Certificate number: 0400-6034-9000-7130-8719
Property type:	Retail/Financial and Professional Services	
Total floor area:	290 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.		
How this property compares to others		
Properties similar to this one could have ratings:		
if newly built		
if typical of the existing stock		

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 property forms part of The Enterprise Centre which is located at the front of the North Farm Estate, approximately 300 metres north east of High Brooms Railway Station.

DESCRIPTION

A steel framed business unit / warehouse with roller shutter door and separate pedestrian entrance. The unit benefits from 3 phase power and gas fired central heating (ground floor).

The property was most recently used as a bathroom showroom.

ACCOMMODATION

Ground Floor:

Main unit GIA Approx. 1,662ft² [154.4m²]
Ladies, gents + accessible WC's
Rear yard - not measured

Mezzanine:

Offices and stores GIA Approx. 1,317ft² [122.3m²]
WC

Total GIA Approx. 2,979ft² [276.7m²]

On-site car parking and loading bay.

AMENITIES

- Roller shutter door
- Pedestrian entrance
- 3 phase power
- Secure yard / storage area to rear
- Mezzanine offices and toilet
- Gas fired central heating (gf)
- Car parking spaces

LEASE

The property is 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 & Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£25,000 per annum exclusive.

Rent payable quarterly 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

Payable if applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Workshop and Premises" and has a Rateable Value of £28,750.

The small business non-domestic rating multiplier for 2025/2026 is 49.9 pence in the £.

Any interested applicant must rely upon its own enquiries of the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment through the sole letting agent: **Bracketts**

Tel: 01892 533733

Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, VACANT POSSESSION, PLANNING (IF REQUIRED), AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

23.09.25.DB

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.



Ground Floor



Ground Floor



Ground Floor



Mezzanine