

TO LET - Modern Business Unit

Unit 31 Colebrook Industrial Estate, Tunbridge Wells

est. 1828
bracketts



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. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property forms part of the Colebrook Industrial Estate which is situated less than 1 mile from the A21 Pembury By-Pass via Longfield Road, and a little over 2 miles North East of Tunbridge Wells town centre.

ACCOMMODATION

Ground Floor:

GIA Approx. 1,175ft² [109.1m²]

Mezzanine:

GIA Approx. 1,100ft² [103.1m²]

LEASE

The premises are available by way of a new effective 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

£19,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the estate is not currently assessed for VAT.

RENTAL DEPOSIT

The tenant will be required to provide a rental deposit to be held throughout the term.

SERVICE CHARGE

The landlord operates an estate service charge.

BUSINESS RATES - Units 30 and 31 combined are described as "Workshop & Premises" and has a Rateable Value of £52,500

The Rateable Value will need to be re-assessed if the units are let independently.

EPC

C69

LEGAL COSTS

Both parties to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the joint sole letting agents:

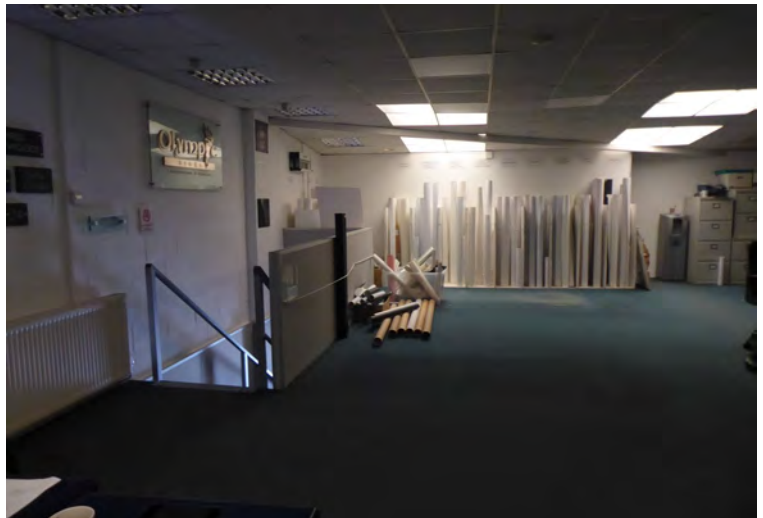
Bracketts - 01892 533733.

Darrell Barber MRICS - darrell@bracketts.co.uk

or via our joint agents:

Caxtons - 01622 234886

Att: Mark Coxon - mcoxon@caxtons.com



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

REV 06.12.23.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.