

TO LET



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TO LET - Modern Business Unit / Warehouse
Unit 10 Decimus Park, Kingstanding Way, Tunbridge Wells TN2 3GP
GIA Approx. 3,676ft² [341.5m²]

When experience counts...

est. 1828
bracketts

TO LET

**MODERN BUSINESS UNIT /
WAREHOUSE
GIA APPROX. 3,676FT² [341.5M²]**

**UNIT 10
DECIMUS PARK
KINGSTANDING WAY
TUNBRIDGE WELLS
KENT
TN2 3GP**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



Energy performance certificate (EPC)

Plot ID: Chatham Park Proprietor: PCL Address: 1, Lambwood Road, TN11 8JL	Energy rating: B	Valid until: 31 January 2034
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Property type: Storage or Distribution
Total floor area: 336 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.

Legend: A+, A, B, C, D, E, F, G

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 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 1 hour to the capital.

The unit is located within the Decimus Park Estate, off Kingstanding Way, within the larger North Farm Estate and approximately 0.5 miles from the A21.

DESCRIPTION

A modern unit of steel portal frame construction with insulated steel cladding. The adjoining unit (no. 11) is also available.

AMENITIES

- Double skin roof with translucent roof lights
- Approx. 6m eaves height (warehouse only)
- 3 phase power
- Electrically operated loading doors approx. 11' 10" wide x 16' 9" high
- Dedicated Parking

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.

ACCOMMODATION

Ground Floor:

Main Unit GIA: Approx. 2,475ft² [229.9m²]

Mezzanine:

Offices GIA: Approx. 1,201ft² [111.6m²]

TOTAL GIA: Approx. 3,676ft² [341.5m²]

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 & Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£38,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that the property is registered for VAT and the rent will attract VAT.

RENTAL DEPOSIT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the property is assessed jointly with Unit 11 and has a combined Rateable Value of £64,000.

The standard UBR for 2023/24 is 51.20 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 be responsible for their own legal costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive costs incurred by the Landlord.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733.**

Contact: Darrell Barber MRICS

Mob: 07739 535468

Darrell@bracketts.co.uk

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

Rev.23.01.24/DB

