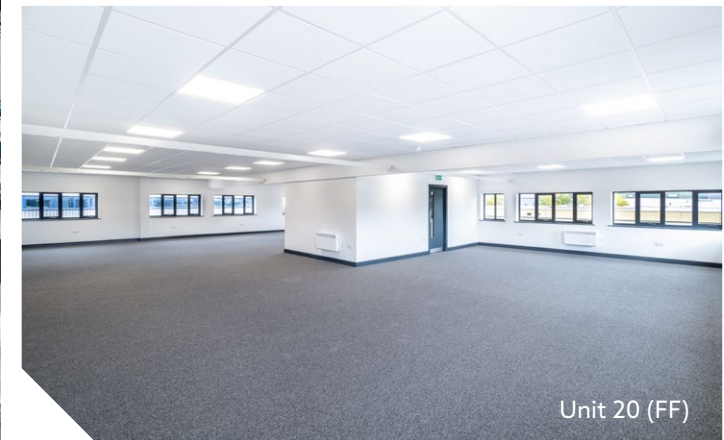


# TO LET REFURBISHED INDUSTRIAL/WAREHOUSE UNIT



Unit 20 (GF)

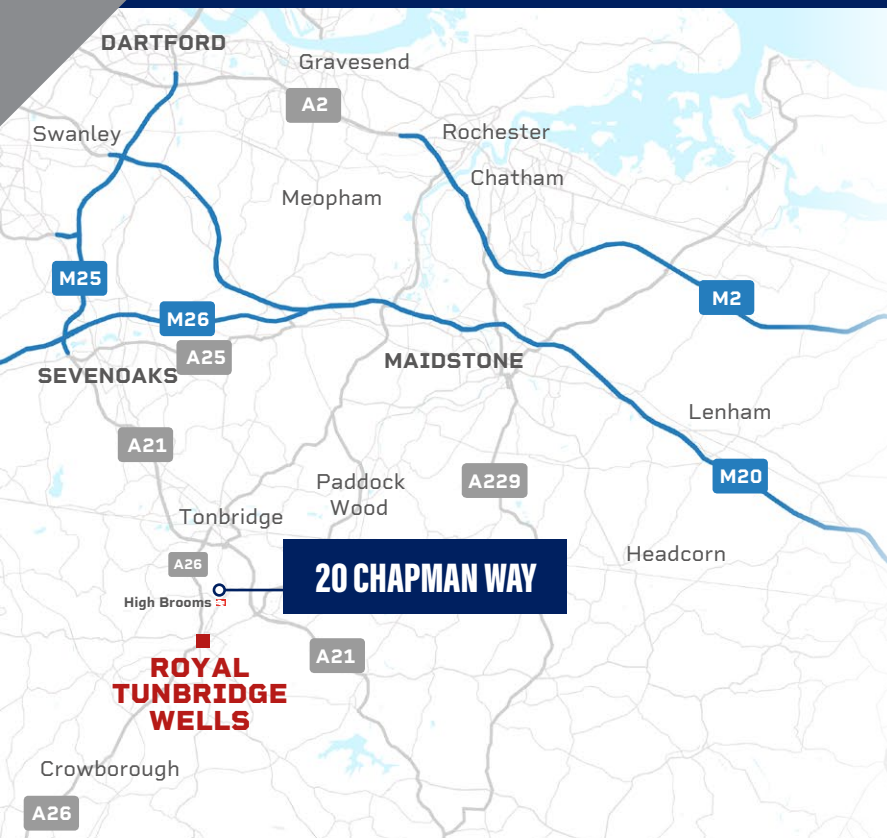


Unit 20 (FF)

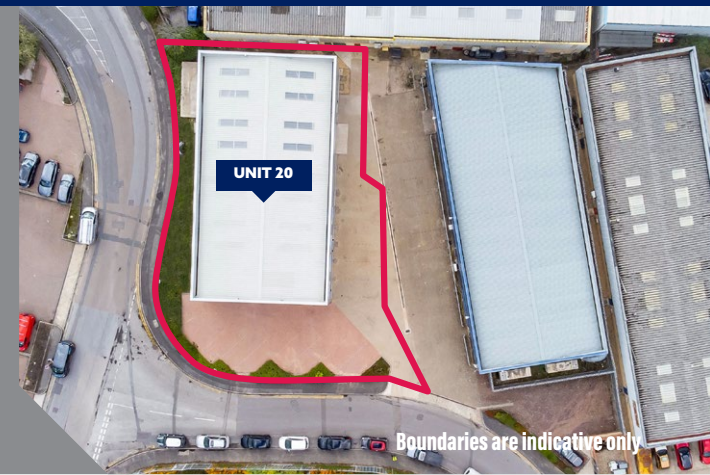
**GIA APPROX. 7,590 SQ FT [705 SQ M) WITH YARD**

**Unit 20 || Chapman Way || Tunbridge Wells || Kent || TN2 3EF**

**bracketts** est. 1828



- ▲ DETACHED UNIT
- ▲ NEWLY REFURBISHED
- ▲ AMPLE PARKING
- ▲ SECURE YARD
- ▲ GOOD MOTORWAY ACCESS LINKS
- ▲ POTENTIAL TRADE COUNTER/ SHOWROOM\*



## ACCOMMODATION

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

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

## LEASE

The unit is 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

Upon application.

## RATES

For information regarding business rates please visit Gov.uk.

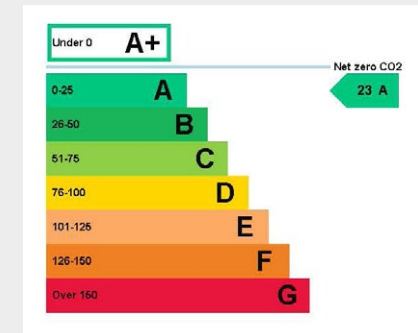
## SERVICE CHARGE/OTHER OUTGOINGS

To be confirmed.

## LEGAL COSTS

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

## EPC



## 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 unit occupies a prominent corner site on Chapman Way within the High Brooms Estate to the north of the town centre.

## DESCRIPTION

The unit has been comprehensively refurbished and remodified to provide a detached warehouse benefitting from new external cladding with warehouse to shell and fully fitted offices with raised floors and air-conditioning.

### 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.

## VIEWING

By appointment, please contact the sole agent:



### DARRELL BARBER

01892 559507 / 07739 535468

[darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

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

\* Subject to planning if required.