

TO LET - Modern Business Unit Units A & B, 18 Chapman Way, Tunbridge Wells TN2 3EF Total GIA Approx. 1,482ft² [137.6m²]

bracketts

TO LET

MODERN BUSINESS UNIT

GF APPROX. 1,482 **FT**² [137.6**M**²]

UNITS A & B
18 CHAPMAN WAY
TUNBRIDGE WELLS
KENT
TN2 3EF

bracketts

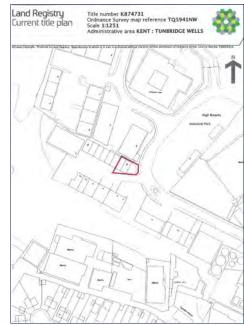
27/29 High Street
Tunbridge Wells
Kent
TN1 IUU

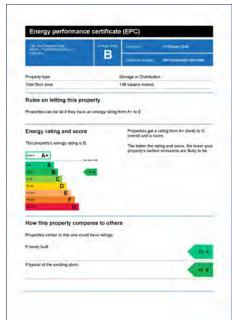
Tel: (01892) 533733 Fax: (01892) 512201 E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

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







LOCATION / SITUATION

The property forms part of the Chapman Way Estate which is located approximately 2 miles west of the A21 Pembury by-pass (via Longfield Road) and approximately 2 miles north east of Tunbridge Wells town centre.

DESCRIPTION

Inter-linked business units with parking. Unit 18A has a raised loading bay.

ACCOMMODATION

Ground Floor:

Unit 18A

GIA Approx. 741ft² [68.8m²] Car parking for circa 4-5 cars

Unit 18B

GIA Approx. 741ft² [68.8m²] Forecourt parking

AMENITIES

- 2 x personnel doors
- I WC
- Concrete floor
- 2 x roller shutter doors
- Parking

TOTAL NIA 1,482 FT² [137.6M²]

LEASE

The unit 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. The ingoing Tenant to pay any estate service charge that may be applicable to the unit.

GUIDE RENT

£21,000 per annum exclusive.

Rent payable quarterly in advance 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 - we are advised that the Landlord does not currently charge VAT.

BUSINESS RATES

Enquiries of the VOA website indicate the property is described as Warehouse and premises and has a Rateable Value of £22,750. The Small Business Non-Domestic Rating multiplier for 2024 / 2025 is 49.9 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.

VIEWING

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

Darrell Barber MRICS – <u>darrell@bracketts.co.uk</u> 07739 535468



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

30.10.24/DB

Important Notice:

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