

TO LET



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

When experience counts...

est. 1828
bracketts

TO LET

MODERN BUSINESS UNIT

GF APPROX. 1,482 FT² [137.6M²]

UNITS A & B

18 CHAPMAN WAY

TUNBRIDGE WELLS

KENT

TN2 3EF



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

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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
- 1 WC
- Concrete floor
- 2 x roller shutter doors
- Parking

TOTAL NIA 1,482 FT² [137.6M²]

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.

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 – darrell@bracketts.co.uk
07739 535468



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

30.10.24/DB

