

TO LET

All makes of binding
machine repaired.
www.single-source.co.uk

UNIT
1



TO LET - Small Business Unit
GF GIA Approx. 500ft² [46.4m²]
Unit 13, Colebrook Industrial Estate, Tunbridge Wells

When experience counts...

est. 1828
bracketts

TO LET
SMALL BUSINESS UNIT

GF - GIA APPROX. 500FT² [46.4M²]

UNIT 13
COLEBROOK INDUSTRIAL ESTATE
TUNBRIDGE WELLS
KENT
TN2 3DG



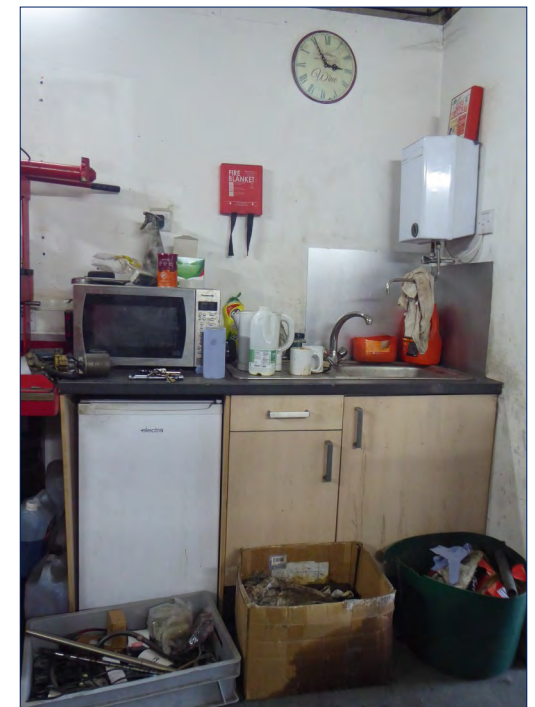
27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

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 unit 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.

DESCRIPTION

A mid-terrace starter unit within an established industrial estate.

ACCOMMODATION

Ground Floor:

GIA Approx. 500ft² [46.4m²]

Note - the timber mezzanine at the rear of the unit will be removed prior to completion.

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.

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.

GUIDE RENT

£9,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The rent is exclusive of business rates, buildings insurance, service charge, utilities, telecoms, VAT and any other outgoings.

VAT

VAT payable if applicable.

RENTAL DEPOSIT

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

SERVICE CHARGE

The Tenant to pay fair and due proportion of any service or estate charge.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as “Workshop & Premises” and has a Rateable Value of £7,500.

The small business non-domestic rating multiplier for 2026 / 2027 is 43.2 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rates relief.

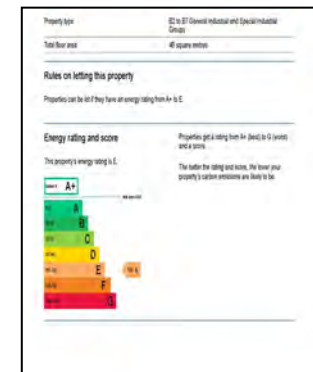
Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent:
Contact Darrell Barber MRICS
darrell@bracketts.co.uk
Mob: 07739 535468



SUBJECT TO CONTRACT, VACANT POSSESSION, AML DUE DILIGENCE AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC..
07.05.26/DB

