



TO LET - Modern Warehouse
Total GIA approx. 405.8m² 4,369ft²*
Unit 17, Decimus Park, Tunbridge Wells TN2 3GP

When experience counts...

est. 1828
bracketts

TO LET

MODERN WAREHOUSE

GF GIA APPROX. 332.3M² 3,576FT²*

MEZZ GIA APPROX. 73.6M² 792FT²*

QUOTING RENT

£55,000 PER ANNUM EXCLUSIVE

**UNIT 17
DECIMUS PARK
KINGSTANDING WAY
NORTH FARM INDUSTRIAL ESTATE
TUNBRIDGE WELLS
KENT
TN2 3GP**



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Kent TN1 1UU

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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. Dedicated parking area, loading bay and turning area.

ACCOMMODATION

Ground Floor:
Main warehouse GIA approx. 332.3m² 3,576ft²*
(Including offices)
2 x WC's

Mezzanine:
Offices GIA approx. 73.6m² 792ft²*
WC

Total GIA approx. 405.8m² 4,369ft²*
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.

AMENITIES

- 20ft eaves
- Air conditioning (offices)
- Reznor space heater (warehouse)
- Dedicated car parking
- Up and over shutter door
- Double glazed

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

QUOTING RENT

£55,000 per annum exclusive.

The rent will be payable quarterly in advance on the usual quarter days.

There is an Estate charge - further information upon request.

RENTAL DEPOSIT

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

BUSINESS RATES

To be assessed—awaiting response from Valuation Office.

Enquiries of the VOA website indicate that Units 17 & 18 have a combined Rateable Value of £142,000. The standard rating multiplier for 2025/2026 is 55.5 pence in the £. Interested parties are strongly advised to make their own enquiries of the local rating authority.

VAT

Payable if applicable.

We are advised that the Landlord does charge VAT.

VIEWING

Strictly by prior appointment with the joint sole agents:

Bracketts: 01892 533733
Darrell Barber MRICS M: 07739 535468
E: darrell@bracketts.co.uk

Glenny: 020 3141 3625
Max Doobay M: 07900 735995
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SUBJECT TO CONTRACT, PLANNING IF REQUIRED AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS ETC.

19.06.25/DB

*Landlord floor areas

