

TO LET - WAREHOUSE/INDUSTRIAL UNIT
TOTAL GIA Approx. 551m^2 (5,935ft^2)* plus Mezzanine
Unit 3, Enterprise Centre, Tunbridge Wells, TN2 3DR

When experience counts...

est. 1828
bracketts

TO LET

WAREHOUSE / INDUSTRIAL UNIT

GIA APPROX. 551M² (5,935FT²)

PLUS MEZZANINE

UNIT 3

ENTERPRISE CENTRE

TUNBRIDGE WELLS

KENT

TN2 3DR

bracketts est.1828

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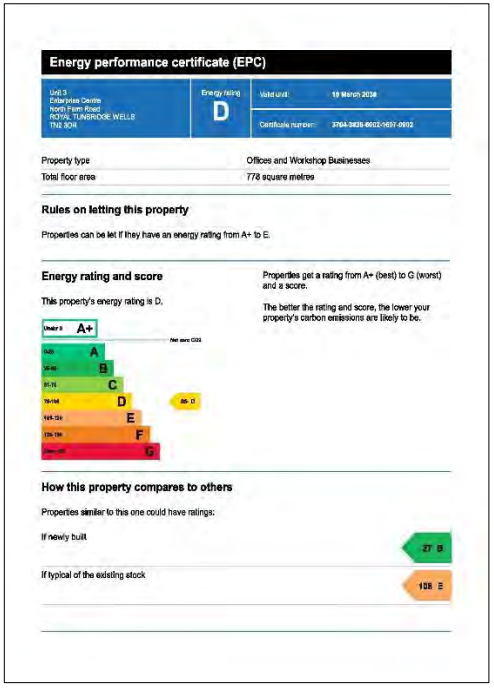

Energy performance certificate (EPC)

Unit 3
Enterprise Centre
North Farm Road
ROYAL TUNBRIDGE WELLS
TN2 3DR

Energy rating: D

Valid until: 19 March 2038

Certificate number: 3764-3636-6602-3697-0803

Property type	Offices and Workshop Businesses
Total floor area	778 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 A+
A
B
C
D
E
F
G

How this property compares to others

Properties similar to this one could have ratings:

If newly built 27 B

If typical of the existing stock 105 E

LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The property forms part of The Enterprise Centre which is located at the front of the North Farm Estate, approximately 300 metres north east of High Brooms Railway Station (average Journey time to Charing Cross of 52 minutes).

DESCRIPTION

A steel framed industrial / warehouse unit with brick / blockwork and profile steel cladding which provides a combination of full height storage, reception / sales office and ancillary offices . Eaves height approx 20ft. Roller Shutter door with glazed pedestrian entrance. 3 phase power, heating and lighting. Toilets and kitchen. Offices with suspended ceilings, carpeting and some air conditioning.

At present some of the office space is sub-let and the current tenants would be interested in remaining if the new tenant of the warehouse didn't have a use for them. The mezzanine can also be extended or removed.

ACCOMMODATION

Ground Floor:		
Warehouse	GIA approx.	452.0m² (4,865ft²)
Offices	GIA approx.	42.7m² (460ft²)
First Floor:		
Offices	GIA approx.	56.6m² (610ft²)
Mezzanine:		
Offices & Stores	GIA approx.	184.4m² (1,985ft²)

Total GIA Approx. 551m² (5,935ft²) plus mezzanine

12 Car parking spaces

*Floor areas provided by our Joint Agent. Any applicant must rely upon own inspection and measurement.

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

GUIDE RENT

£72,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The rent is exclusive of business rates, buildings insurance, estate / service charge, utilities, telecoms & VAT.

VAT

We are advised that VAT is be applicable.

RENTAL DEPOSIT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the premises are described as workshop and premises and has a Rateable Value of £62,500.

The standard business rates multiplier for 2026 / 2027 is 48.0 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 joint letting agent:

Bracketts 01892 533733.
Darrell Barber 07739 535468
darrell@bracketts.co.uk

bracketts est.1828 CHARTERED SURVEYORS 01892 533733 bracketts.co.uk

BROADLANDS Commercial Property Agents
Shane Raggett
01892 512422
www.broadlands.co.uk



Subject to contract, receipt of satisfactory references & subject to AML due diligence, deposits, etc.

12.11.26/DB

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.







