

TO LET – Industrial Unit
GIA Approx. 1,893ft^2 [175.8m^2]*
Units 13 & 14 Chapman Way, Tunbridge Wells, Kent, TN2 3EF

When experience counts...

est. 1828
bracketts

TO LET

INDUSTRIAL UNIT

GIA APPROX. 1,893FT^2 [175.8M^2]

UNITS 13 & 14
CHAPMAN WAY
TUNBRIDGE WELLS
KENT
TN2 3EF

bracketts est.1828

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Energy performance certificate (EPC)

Units 13-14
Chapman Way
TUNBRIDGE WELLS
TN2 3EF

Energy rating: **D**

Valid until: 25 April 2028

Certificate number: 9758-3004-0182-9206-4021

Property type	B8 Storage or Distribution
Total floor area	176 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.

A+
A
B
C
D — 92 D
E
F
G

How this property compares to others

Properties similar to this one could have ratings:

If newly built — 35 B

If typical of the existing stock — 102 E

LOCATION / SITUATION

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

Upon entering the estate pass through the control gate and then bear left - the unit is on the left.

DESCRIPTION

Mid terrace industrial unit.

ACCOMMODATION

GIA Approx. 1,893ft [175.8m]*

* floor area provided by client - measured by Lane & Frankham.

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 Section 24-28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the lease.

The Landlord operates a service charge for common and shared items – further information available upon request

GUIDE RENT

£25,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that the rent will attract VAT.

RENTAL DEPOSIT

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

AMENITIES

- Concrete floor
- WC
- 3 Phase power
- Service door and personnel door

BUSINESS RATES

Enquiries of the VOA Website indicate that the property has a Rateable Value of £25,750.

The small business rate multiplier for 2026 / 2027 is 43.2 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

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

27.10.26/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.







