

TO LET



TO LET - Small Business Unit
GF GIA Approx. 500ft² [46.4m²] Mezz GIA Approx. 172ft² [15.9m²] *
Unit 14, Colebrook Industrial Estate, Tunbridge Wells

When experience counts...

est. 1828
bracketts

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SMALL BUSINESS UNIT

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MEZZ - GIA APPROX. 172FT² [15.9M²]***

UNIT 14
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



Energy performance certificate (EPC)		
Unit 14 Colebrook Industrial Estate Longwell Road Tunbridge Wells TN2 3DG	Energy rating E	Valid until: 30 September 2016
		Certificate number: 9065-1228-8875-1876-4636
Property type	B2 to B7 General Industrial and Special Industrial Groups	
Total floor area	46 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 E.		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.
<div>Standard G A+ <small>100 and above</small></div> <div><div><div>100-125 A</div><div>80-100 B</div><div>60-80 C</div><div>40-60 D</div><div>20-40 E</div><div>10-20 F</div><div>0-10 G</div></div><div><small>100 and above</small> 100-125 80-100 60-80 40-60 20-40 10-20 0-10</div><div><small>100 and above</small> 100-125 80-100 60-80 40-60 20-40 10-20 0-10</div></div>		

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.

ACCOMMODATION

Ground Floor:

GIA Approx. 500ft² [46.4m²]

Mezzanine:

GIA Approx. 172ft² [15.9m²]*

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.

GUIDE RENT

£9,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

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 applicable service or estate charge.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as “Workshop & Premises” with a Rateable Value of £7,600.

The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 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:

Bracketts

01892 533733

Darrell Barber MRICS – darrell@bracketts.co.uk

Mob: 07739 535468



* Mezzanine may be removed by the Landlord prior to completion—awaiting confirmation.

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

30.04.25.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.

