



Prime Warehouse with Trade Counter and First Floor Ancillary / Office

INDUSTRIAL, TRADE

TO LET

7,402 SQ FT

(687.67 SQ M)

- Prominently positioned with direct frontage onto Longfield Road
- Corner unit on front terrace facing the main entrance to the estate
- Estate secured by CCTV and Electronic Gates
- Located in an affluent area close to London
- Close proximity to M25
- Existing business unaffected

Adjacent Trade Occupiers



UNIT 16, SPA INDUSTRIAL PARK, LONGFIELD ROAD, TUNBRIDGE WELLS, TN2 3EN

LOCATION

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 town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to the capital (approx. 60 minutes). Longfield Road leads directly to the A21 at the northern end of the Pembury By-pass.

DESCRIPTION

The property comprises a modern open plan warehouse laid out over ground floor with in-span trade counter/office/ancillary block to the front including first floor accommodation. There is a customer entrance and car parking to the front. To the rear there is a full height up and over electric roller shutter door for delivery/dispatch. Internally the warehouse has a clear height of 6m from the concrete slab to the underside of the steel haunch. Amenities include ladies and gents WCs and a kitchenette.

ACCOMMODATION

The accommodation comprises of the following areas:

Name	Sq ft	Sq m
Ground - Warehouse & Trade Counter	5,900	548.13
First Floor Ancillary / Office	1,502	139.54
Total	7,402	687.67

RATEABLE VALUE

The property is entered into the current Valuation List with a rateable value of £65,500.

SERVICE CHARGE

Service charge for the common maintenance and management of the estate will apply.

TERMS

The premises are available by way of a new effective Full Repairing and Insuring Lease at a guide rent of £105,000 pa for a term to be agreed.

RENTAL DEPOSIT

The ingoing party may be required to provide a rental deposit and or surety as security against compliance with the terms of the lease.

EPC

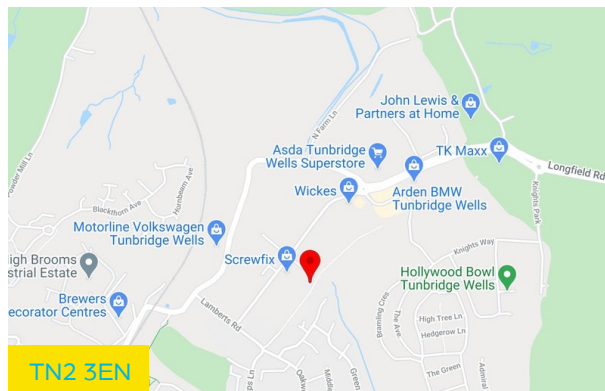
A copy of the EPC is available to interested parties on request.

VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT

LEGAL COSTS

Each party to be responsible for their own legal costs.



VIEWINGS

Strictly by appointment through the joint agents.

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