

TAVIS HOUSE BUSINESS CENTRE TUNBRIDGE WELLS KENT

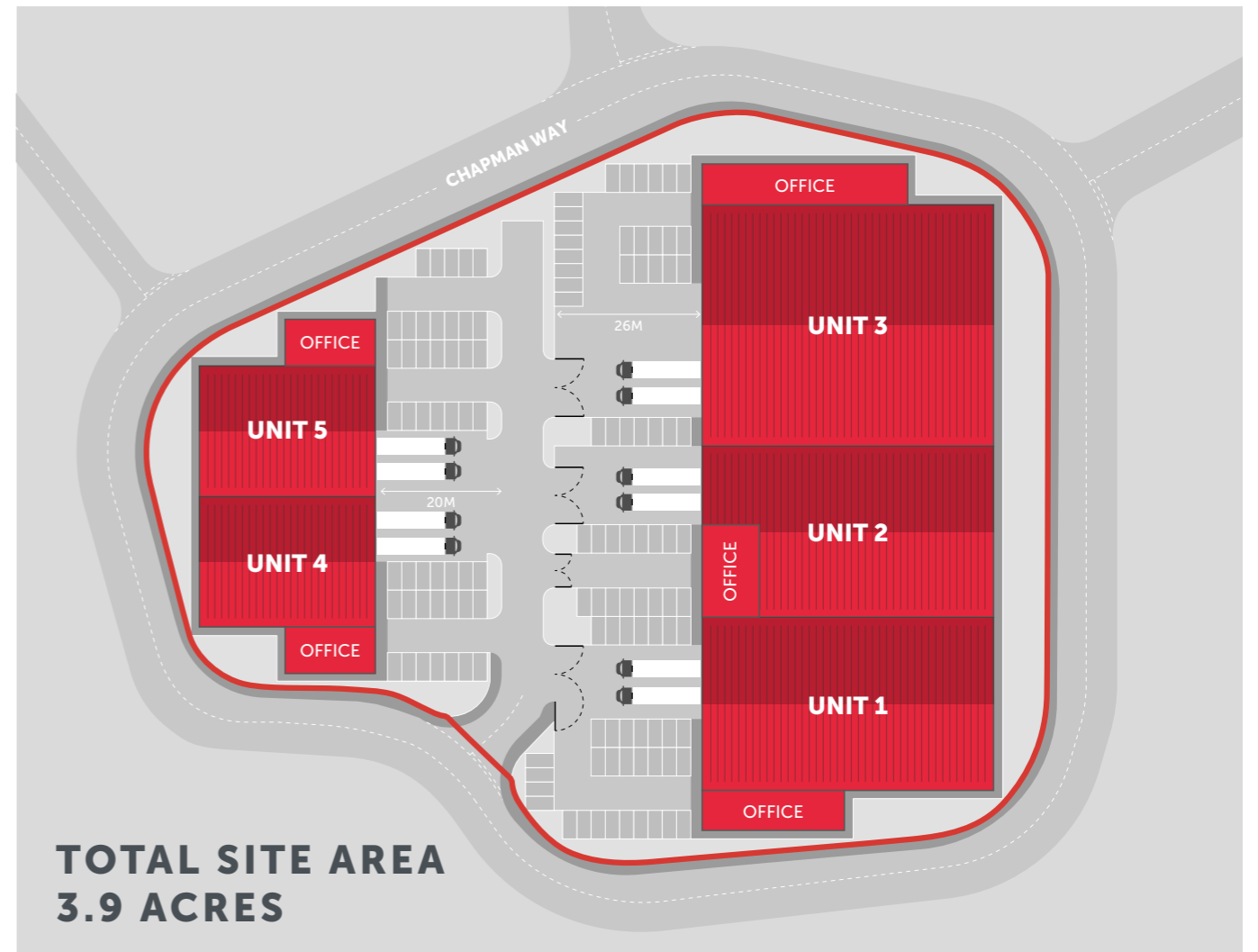
AVAILABLE Q4 2024



10,481 – 90,315 SQ FT
FIVE NEW INDUSTRIAL /
WAREHOUSE UNITS
CHAPMAN WAY, TN2 3EF



TAVIS HOUSE BUSINESS CENTRE, IS AN INDUSTRIAL / WAREHOUSE DEVELOPMENT OF FIVE NEW BUILD UNITS, AVAILABLE Q4 2024.



TOTAL SITE AREA
3.9 ACRES

ACCOMMODATION

UNIT 1	SQ FT	SQ M
GROUND FLOOR	18,955	1,760.94
FIRST FLOOR OFFICES	2,342	217.57
TOTAL (GEA)	21,297	1,978.51
EAVES HEIGHT		10M
YARD DEPTH		26M
LOADING DOORS		2
POWER (KVA)		200

UNIT 4	SQ FT	SQ M
GROUND FLOOR	9,026	838.58
FIRST FLOOR OFFICES	1,455	135.14
TOTAL (GEA)	10,481	973.73
EAVES HEIGHT		8M
YARD DEPTH		20M
LOADING DOORS		2
POWER (KVA)		100

UNIT 2	SQ FT	SQ M
GROUND FLOOR	16,517	1,534.44
FIRST FLOOR OFFICES	2,657	246.83
TOTAL (GEA)	19,173	1,781.27
EAVES HEIGHT		10M
YARD DEPTH		26M
LOADING DOORS		2
POWER (KVA)		200

UNIT 5	SQ FT	SQ M
GROUND FLOOR	9,026	838.58
FIRST FLOOR OFFICES	1,455	135.14
TOTAL (GEA)	10,481	973.73
EAVES HEIGHT		8M
YARD DEPTH		20M
LOADING DOORS		2
POWER (KVA)		100

UNIT 3	SQ FT	SQ M
GROUND FLOOR	26,034	2,418.64
FIRST FLOOR OFFICES	2,849	264.66
TOTAL (GEA)	28,883	2,683.30
EAVES HEIGHT		10M
YARD DEPTH		26M
LOADING DOORS		2
POWER (KVA)		250

COMBINED TOTAL	SQ FT	SQ M
TOTAL (GEA)	90,315	8,390.53

Target BREEAM Excellent

50kN/m² Floor Loading

20% EV Charging Points

20 - 26m Yard Depth

Solar PV Roof Panels

Uses B1/B2/B8

Secure Yards

Additional 1.15 MVA Available

Target EPC "A"

8 - 10m Eaves Height

PRIME LOCATION

Tavis House's latest scheme is situated in the affluent town of Tunbridge Wells just 17 miles south of the M25 and easily accessible via the A21 dual carriageway in 20 minutes, providing excellent links to the wider motorway networks serving London & the South East.

Located at the centre of the High Brooms Industrial Area Tavis House Tunbridge Wells offers five high quality new build industrial / warehouse units to let.

Tunbridge Wells town centre, which is 1.7 miles to the south, offers a wide range of retail and recreational facilities. The larger retail parks are located on the adjoining North Farm Industrial Estate.



M25	17 MILES / 20 MINS
M20	18 MILES / 28 MINS
DARTFORD CROSSING	29 MILES / 30 MINS
CENTRAL LONDON	44 MILES / 1 HOUR 28 MINS
DOVER	63 MILES / 1 HOUR 30 MINS



FROM HIGH BROOMS

ROYAL TUNBRIDGE WELLS	3 MINS
LONDON BRIDGE	43 MINS
CHARING CROSS	52 MINS
LONDON EUSTON	64 MINS



LONDON GATWICK	35 MINS
LONDON CITY AIRPORT	57 MINS
LUTON AIRPORT	88 MINS
HEATHROW AIRPORT	62 MINS

RENT

Rent on Application.

BUSINESS RATES

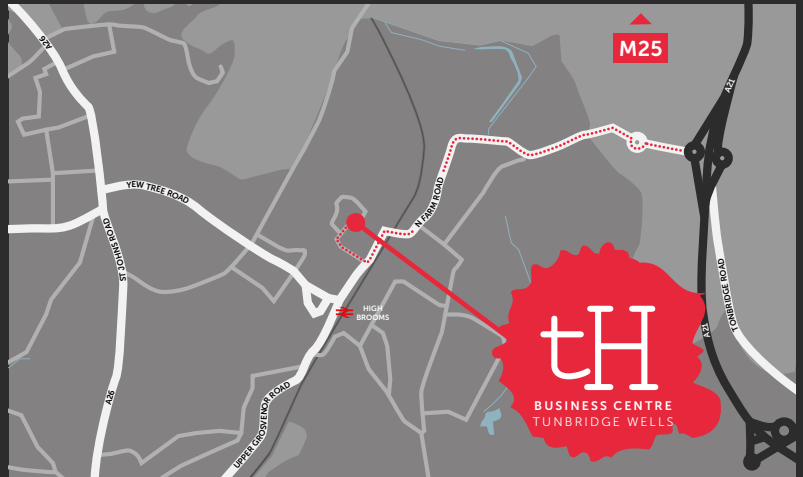
TBC.

TENURE

Leasehold.

TERMS

The units are available on new full repairing and insuring leases on terms to be agreed.



SAT NAV TN2 3EF

///POINT.PUNS.SECURE

TAVISTOCK HOUSE BUSINESS CENTRE
CHAPMAN WAY, TUNBRIDGE WELLS

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tAvis House
PROPERTIES

TAVISHOUSEPROPERTIES.COM

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