

TWO REFURBISHED INDUSTRIAL/WAREHOUSE UNITS

20/21 Chapman Way \\ Tunbridge Wells \\ Kent \\ TN2 3EF



7,589 - 16,055 SQ FT (705 - 1,491 SQ M)
TO LET / FOR SALE



LOCATION

High Brooms Industrial Estate is located to the north east of the town centre and forms the principal industrial area to serve Tunbridge Wells. The main out of town trade park, car showroom and retail provision sit immediately to the north east via North Farm Road and Dowding Way. High Brooms has its own railway station located within a 10-minute walk of Chapman Way; services run to London Bridge with a fastest journey time of 41 minutes.

DESCRIPTION

Units 20 & 21 are both to be totally refurbished and remodified to provide two detached warehouses benefitting from new external cladding with warehouse to shell and fully fitted offices with raised floors and air-conditioning. There is one electrically operated loading door. Externally there is ample parking and vehicle parking.

DETACHED UNITS

UNIT 20 - REFURBISHED / UNIT 21 - UNDER REFURBISHMENT

AMPLE PARKING

POTENTIAL ENCLOSED YARD

GOOD MOTORWAY ACCESS LINKS

POTENTIAL TRADE COUNTER/ SHOWROOM

ACCOMMODATION

The property comprises the following with approximate dimensions (areas are GIA):-

UNIT 20

WAREHOUSE	5,436 SQ FT	505 SQ M
OFFICE	2,153 SQ FT	200 SQ M
TOTAL:	7,589 SQ FT	705 SQ M

UNIT 21

WAREHOUSE	6,313 SQ FT	586 SQ M
OFFICE	2,153 SQ FT	200 SQ M
TOTAL:	8,466 SQ FT	786 SQ M

TENURE

The property is available to let on full repairing and insuring terms at an initial rent of £12 per sq ft per annum exclusive of all other outgoings. The property may be available on a freehold basis, contact agents for further details.

EPC

To be confirmed.



RATES

For information regarding business rates please visit Gov.uk.

SERVICE CHARGE/ OTHER OUTGOINGS

To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

By appointment, please contact:

MARK COXON

01622 234886 / 07969 973809

mcoxon@caxtons.com

JAMES SQUIRE

01622 234886 / 07464 627302

jsquire@caxtons.com