

# Spa Trade Park



Longfield Road, Tunbridge Wells, Kent, TN2 3EN

## To let - Unit 10

# Refurbished prime trade counter/warehouse unit

2,992 sq ft (278 sq m)

- Prominently positioned estate with direct frontage to Longfield Road
- Established trade counter location
- 4 allocated parking spaces
- Loading door

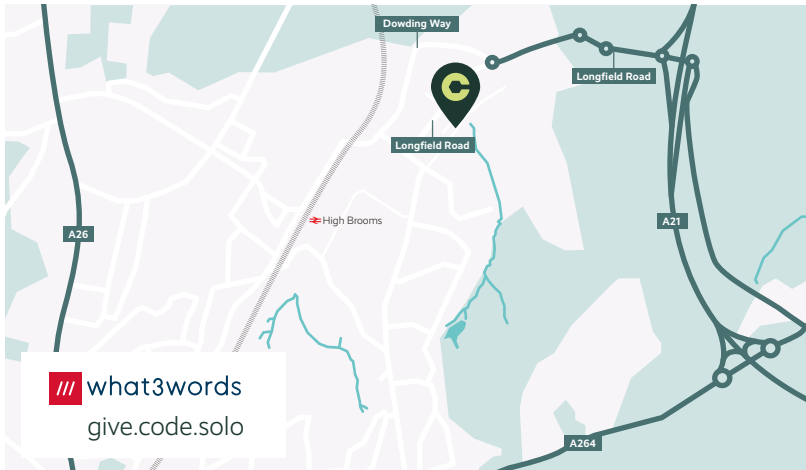
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# Right spaces. Right places.

Spa Trade Park occupies a prominent position with direct frontage on to Longfield Road. The estate is favoured by trade counter operators including Screwfix, Howdens, Tool Station, and Halfords.

Longfield Road connects directly to the A21 at the Pembury By-pass providing access to Junction 5 of the M25.

Nearby occupiers include Kwik-Fit, Easy Bathrooms & Tiles, Topps Tiles and Wickes.



## Description

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction, with brick and steel profile clad elevations beneath a pitched steel sheet roof incorporating intermittent translucent roof lights providing natural illumination to the warehouse area.

Loading access is provided via a single full-height roller shutter door, with 4 allocated parking spaces and a dedicated loading area to the front of the unit.

Internally, the accommodation includes a small office/reception area together with separate male and female WCs.

### Available now



6.1m minimum  
clear internal height



4 allocated  
parking spaces



WCs



Office/reception  
area



Concrete forecourt  
for loading



Full-height roller  
shutter door

## Terms

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

## Rent

Rent on application

## EPC

An EPC will be confirmed on completion of refurbishment works.

## Service charge

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

## VAT

VAT will be applicable to rents and other outgoings on the estate.

## Business rates

Available upon request.

## Legal costs

Each party to bear their own legal costs.

## Contact agents to find out more



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