

durlings

chartered surveyors  
and property consultants



Unit 1 Bells Yew Green Business Centre • Bayham Road • Bells Yew Green (Tunbridge Wells) • East Sussex TN3 9BL

**To Let - Trade Warehouse – 6400 sq ft + mezzanine – 2100 sq ft**

## Location

Bells Yew Green Business Park is located directly opposite Frant main line train station (Bells Yew Green) with access onto the B2167 which provides direct access to Tunbridge Wells to the north west, around 2 ½ miles distant. The A21 (T) can be reached via Kipping's cross roundabout approximately 4 miles to the east.

## Description

A detached brick- built warehouse with a single storey rear extension and a lean to store / garage.  
The property has been used for many years as a building equipment trade counter warehouse and has a showroom / office area making up approximately 1/3rd. of the ground floor.  
Behind the showroom area is warehouse space.  
A mezzanine storage level has been installed along one side of the building over approximately 1/3<sup>rd</sup> of the ground floor.  
Underneath the mezzanine there are offices, storeroom, kitchen / break out, and WCs.  
Unit 1 has great road frontage being adjacent to the Bayham Road.

## Floor Areas

Ground	sq ft	sq m
Showroom / Offices –	2051	190.56
Warehouse –	3623	336.60
Extension – Store -	347	32.20
Lean to – garages / stores	375	34.80
<u>Mezzanine</u>		
Stores -	2101	195.19

## Rent

**£45,000 per annum** plus VAT and exclusive of all other outgoings.

## Terms

A new lease is available by arrangement.

## Business Rates

The rateable value is £40,500. Interested parties are advised to check the amount payable directly with Wealden District Council – 01323 443322.

## Service Charge:

Maintenance – £1908 pa approx.  
Electricity - £3260 pa approx..  
Insurance - £2060 pa approx

## Viewing Arrangements

**Strictly by appointment and accompanied.**

T – 01892 552500

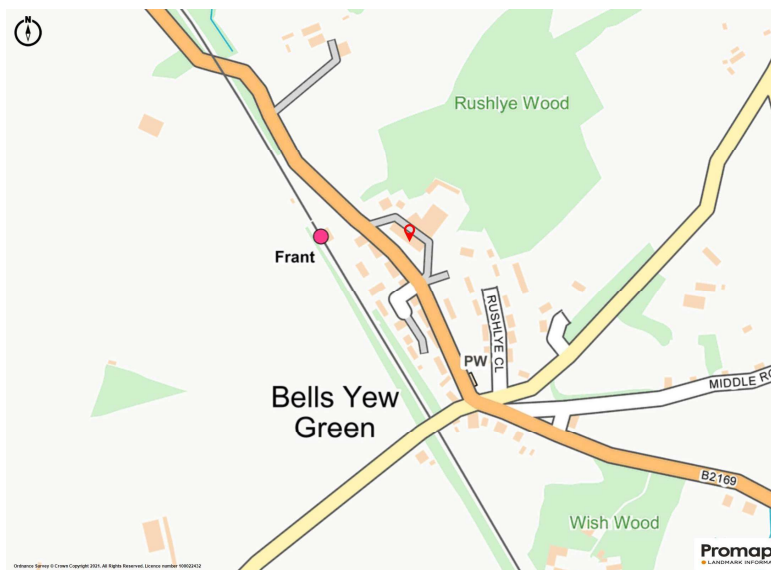
Julie Chalmers – [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)

Rupert Farrant – [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

**22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED**

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



**chartered surveyors  
and property consultants**

**COMMERCIAL**

Contact Rupert Farrant  
or Julie Chalmers on  
**01892 552 500**  
[rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)  
[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)  
[www.durlings.co.uk](http://www.durlings.co.uk)

