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Unit 1a • Tavis House Business Centre • Chapman Way • Tunbridge Wells • Kent • TN2 3EF

**Brand New High Specification Warehouse / Industrial Unit - To Let - 21,460 sq ft**

# COMMERCIAL

## Location

Tavis House is situated in Tunbridge Wells, 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, 1.7 miles south, offers a wide range of retail and recreational facilities. The larger retail parks are located on the adjoining North Farm Industrial Estate.

## Description

This brand new industrial / warehouse unit, including the offices, is 21,460 sq ft, comprising 16,707 sq ft of ground floor space with an additional 2,377 sq ft of first floor offices. It forms part of a high-specification development of five new units set within a 3.9 acre site. Constructed to a modern high-spec standard, the unit includes 10m eaves height, a 26m yard depth, and 2 loading doors. The unit benefits from a 200 kVA power supply, with additional capacity available.

## Floor Areas

	sq ft	sq m
Industrial / Warehouse -	16,707	1,552.10
Offices – Ground -	2,377	220.80
Offices – First -	2,377	220.80
<b>Total (GEA) -</b>	<b>21,460</b>	<b>1,993.70</b>

## Tenure

Leasehold.

## Rent

On application.

## Terms

New lease by arrangement.

## Business Rates

To assessed.

## Service Charge

On application.

## Viewing Arrangements

Strictly by appointment and accompanied.

Rupert Farrant – 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

## Features

- ✚ EPC - A
- ✚ 8-10m eaves
- ✚ Yard depths - 20-26m
- ✚ Solar PV panels
- ✚ Additional 1.15 MVA available
- ✚ EV charging points
- ✚ 50 kN/m2 floor loading
- ✚ High Brooms main line train station – less than ½ mile
- ✚ A21 dual carriageway – 1.5 miles
- ✚ M25/Jct 5 – 17 miles







**High Brooms  
Industrial Park**



