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

Brand New High Specification Warehouse / Industrial Unit - To Let – 19,844 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 19,844 sq ft, comprising 16,538 sq ft of ground floor space with an additional 2,661 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 -	16,538	1,536.40
Offices – Ground -	646	60.00
Offices – First -	2,661	247.20
Total (GEA) -	19,844	1,843.60

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.

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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**

