



chartered surveyors
and property consultants



17 Decimus Park • Kingstanding Way • North Farm Industrial Estate • Tunbridge Wells • Kent TN2 3GP

Warehouse / Production / Office Space - To Let – 4411sq ft

COMMERCIAL

Location

Tunbridge Wells is situated in northwest Kent, approximately 40 miles south-east of London and benefits from good transport links, the M25 and national motorway network.

Decimus Park is accessed from Kingstanding Way which in turn leads on to Longfield Road, the latter comprising the main distributor road serving the whole of the North Farm Estate. Access to the A21 (via Longfield Road) is within 0.6 miles of the property, with M25 (J5) 13.6 miles to the north. The A21 is dual carriageway from Tonbridge which is 2.8 miles north of the property.

The closest main line railway station is High Brooms, about 1.5 miles away with journey times to London being approximately 50 minutes.

The subject property is located on the established out of town business and retail warehouse district known as North Farm Industrial Estate, comprising a variety of business units ranging from nursery 'B1' light industrial units through to large distribution warehousing, in addition to some significant recent retail warehouse developments. North Farm also includes a well-established motor vehicle dealership representation in addition to a leisure complex at Knights Park.

Description

Decimus Park comprises 28 no. high bay warehouse and business units, developed circa 2004. These units are of steel portal frame construction, with coloured profile steel clad sheet elevations, beneath pitched single span insulated roofs incorporating skylights. There is an extensive brick pavior parking area to the front of this unit providing dedicated car parking as well as loading bay and turning area.

The premises has recently undergone substantial refurbishment and improvements.

Floor Area

Unit 17 Decimus Park

Main warehouse area -

3,572 sq ft (331.85 sq m)

Ground floor offices/wc and stairwell area.

[Included in main warehouse area above -

839 sq ft (77.95 sq m)]

Mezzanine office/w.c./stairwell -

839 sq ft (77.95 sq m)

Total floor area (ground and mezzanine) -

4,411 sq ft (409.80 sq m)

Amenities

- **20 ft eaves heights**
- **Air conditioning / handling (offices)**
- **Reznor gas heater (warehouse)**
- **Roller shutter doors**
- **Dedicated car spaces**
- **HGV loading /turning areas**
- **Open plan & private offices**
- **Ladies, Gents WCs**
- **Suspended ceilings with integral LED lighting**
- **Double glazed aluminum framed windows**

Rent

£49,000 per annum.

Rent is exclusive of all other outgoings, and subject to VAT.

Terms

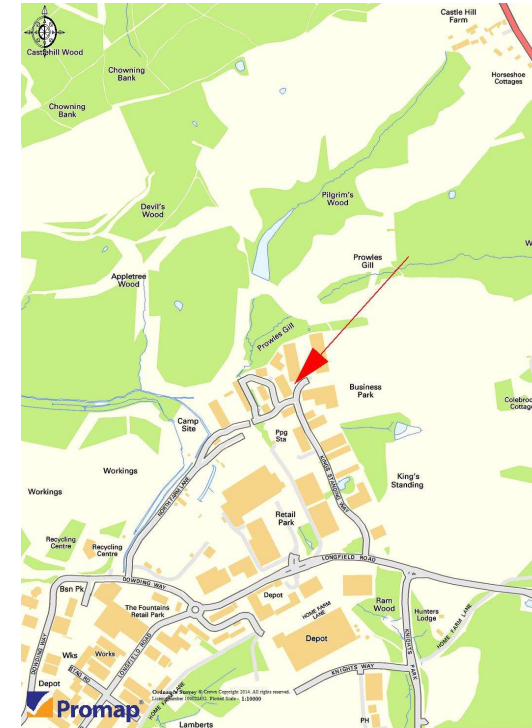
New lease by arrangement.

Business Rates

To be reassessed. Interested parties are advised to contact Tunbridge Wells Borough Council to check the amount payable.

Service Charge

On application.



IMPORTANT NOTE:

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

- 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;
- 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.
- 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. 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.
- 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.

Subject to references. A rent deposit will be required.



Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

