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- Kingstanding Business Park**
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Unit 1 Kingstanding Business Park • North Farm Industrial Estate • Tunbridge Wells • Kent TN2 3UP
Light Industrial / Warehouse Unit - To Let - 2555 sq ft (237 sq m)



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and property consultants**

COMMERCIAL

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



RICS

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property professionalism worldwide

Location

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south of London with a district population of approximately 110,000. These premises have excellent road links to the A21 dual carriageway being within 0.5 miles, and the Junction 5 of the M25 a further 14 miles to the north, also providing access to the M26 & M20 motorways. Kingstanding Business Park is prominently positioned on Kingstanding Way, which is directly off Longfield Road, the arterial road running through the middle of this popular trading estate. Other well-known occupiers on this road include Jewsons, Furniture Village, Arriva and Stone Tools.

Description

This unit is the most prominent being adjacent to Kingstanding Way. It is of portal frame construction with minimum eaves height of approximately 20 ft (6m) beneath a pitched roof with ceiling lights. There are LED warehouse lights. The space is fitted with CCTV. There is also a gas connection. There are 7 car parking spaces to the front of the unit, together with loading and turning areas in front of the roller shutter loading door. There is separate pedestrian access, with a small, partitioned, office. There is also a kitchen and two WCs.

Floor Area

A gross internal area of **2555 sq ft** (237 sq m).

Tenure

Our client holds a full repairing and insuring lease, expiring on 25th March 2032. There is a tenant only break clause on 24th March 2027, on providing 6 months' notice. There will also be a rent review at the end of the 5th year.

Rent

£32,500 per annum, plus VAT, and exclusive of all other outgoings.

Terms

An assignment of the existing lease.

Business Rates

The rateable value is £27,000. Interested parties should clarify the amount payable directly with Tunbridge Wells Borough Council – 01892 526121.

Service Charge

There is an annual estate charge - details on application.

Viewing Arrangements

Strictly by appointment and accompanied.

T – **01892 552500**

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Important Note:

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

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**Subject to landlord's consent.
Accounts and references will be required.**