



chartered surveyors
and property consultants



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

Warehouse / Production / Office Building – For Sale – 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 -

Ground floor offices/wc and stairwell area.

[Included in main warehouse area above -

3,572 sq ft (331.85 sq m)

839 sq ft (77.95 sq m)]

Mezzanine office/w.c./stairwell -

Total floor area (ground and mezzanine) -

839 sq ft (77.95 sq m)

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

Tenure

Freehold with vacant possession

Guide Price

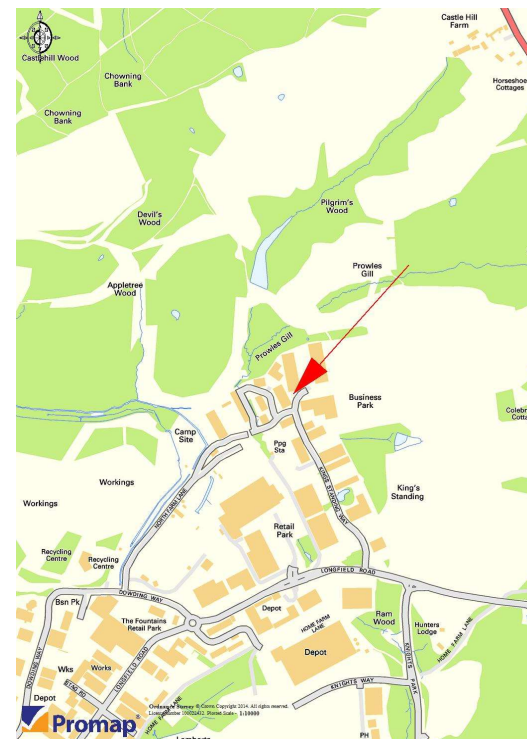
£775,000, plus VAT.

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:

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- **Subject to contract.**
- **Proof of funding will be required with any offer.**



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