



TO LET - Modern Business Unit
7A High Brooms Industrial Estate, Tunbridge Wells TN2 3EF
GIA Approx. 1,706ft²[158.47m²]

When experience counts... **bracketts** est. 1828

**TO LET
MODERN UNIT**

GIA APPROX. 1,706FT² [158.47M²]

**UNIT 7A
HIGH BROOMS INDUSTRIAL
ESTATE
CHAPMAN WAY
TUNBRIDGE WELLS**

**KENT
TN2 3EF**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

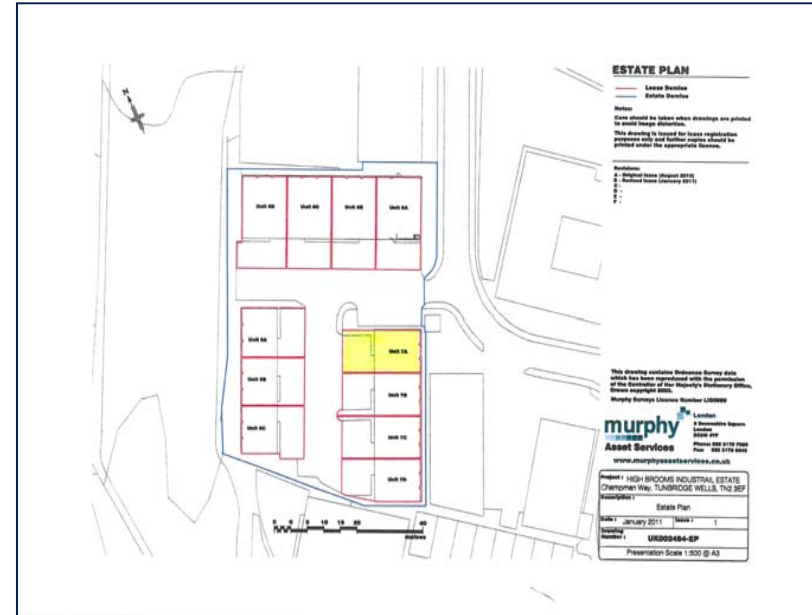
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London with a resident population of around 100,000. The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway.

The unit is located within High Brooms Industrial Estate within the larger North Farm Estate. High Brooms railway station is approximately 0.4 miles to the south.

DESCRIPTION

A modern unit of steel portal frame construction with block walls at lower level and profiled cladding above.

ACCOMMODATION

GIA Approx. 1,706ft² [158.47m²]

Forecourt Parking

AMENITIES

- Min. eaves Approx. 13ft [3.9m]
- Up and over shutter
- WC

LEASE

The premises are available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

The provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£19,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. VAT is applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is currently assessed jointly with Unit 7B as follows:

Description: Workshop and Premises
Rateable Value: £27,500.

The Standard UBR for 2018 / 2019 is 49.3 pence in the £.

The Unit will be re-assessed for business rates in due course.

Interested parties may qualify for Small Business Rates relief on a property with a Rateable Value of £15,000 or less (<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>). However interested parties should contact the Local Authority to confirm rates payable.

Interested parties are strongly advised to verify this information with the Local Rating Authority.

GUARANTOR/DEPOSIT

The ingoing Tenant will be required to provide both a guarantor and a rental deposit.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction, save that the ingoing Tenant will provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – darrell@bracketts.co.uk



Note: An EPC has been commissioned.

Subject to contract and receipt of satisfactory references, deposits, etc.

19/03/19/DB

