

TO LET



TO LET - Modern Business Unit

GIA Approx. 1,772ft²[164.6m²]*

7D High Brooms Industrial Estate, Tunbridge Wells TN2 3EF

When experience counts...

est. 1828
bracketts

TO LET
MODERN BUSINESS UNIT

GIA APPROX. 1,772 FT² [164.6 M²]*

UNIT 7D
HIGH BROOMS INDUSTRIAL ESTATE
CHAPMAN WAY
TUNBRIDGE WELLS

KENT
TN2 3EF



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

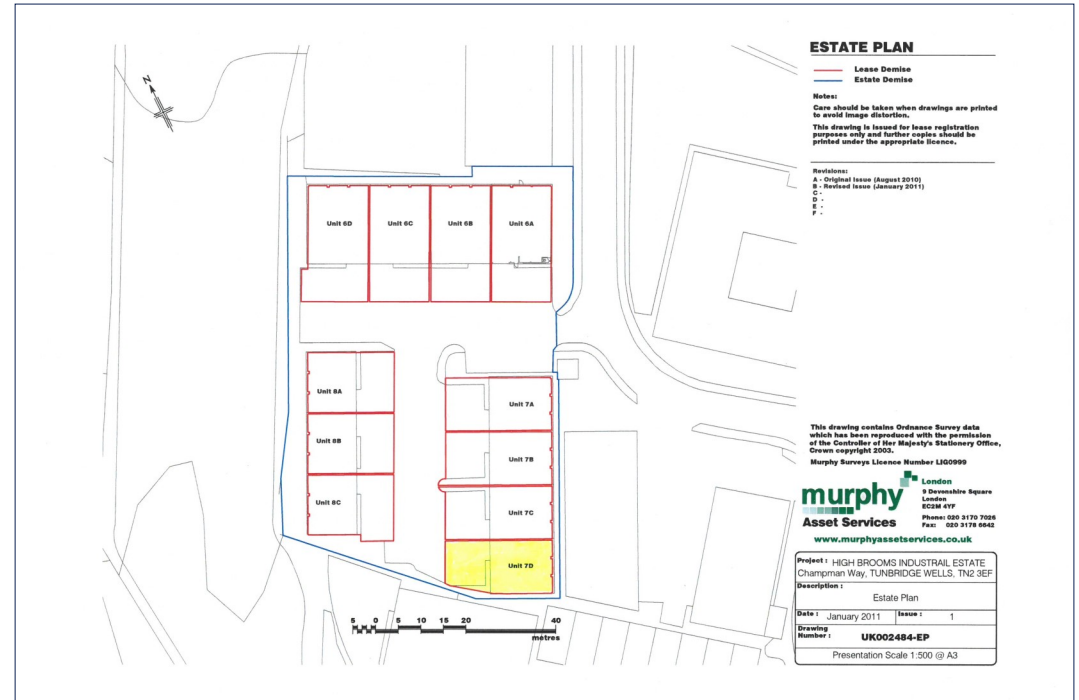
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



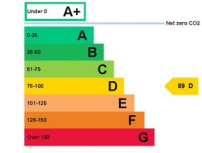
Energy performance certificate (EPC)

Unit 7D High Brooms Industrial Estate Chapman Way TUNBRIDGE WELLS TN2 3EF	Energy rating D	Valid until: 13 August 2028 Certificate number: 0097-0331-4632-4700-2803
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Property type	B1 Offices and Workshop businesses
Total floor area	245 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's current energy rating is D.
Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.



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 the High Brooms Industrial Estate which forms part of 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. 1,772ft² [164.6m²]*

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.

The Landlord operates a service charge for common and shared items - further information upon request.

GUIDE RENT

£23,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

VAT is applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as workshop and premises and has a Rateable Value of £24,500.

The small business rates multiplier for 2023 / 2024 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local rating authority to verify this information.

GUARANTOR / DEPOSIT

Subject to referencing the ingoing Tenant may be required to provide both a guarantor and a rental deposit to be held throughout the term.

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:

Contact Bracketts - 01892 533733

Darrell Barber MRICS

Mob: 07739535468

Email: darrell@bracketts.co.uk



*Landlord's floor areas

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

10/07/23/DB

