

BROADLANDS

Commercial Property Agents

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TUNBRIDGE WELLS

WAREHOUSE/INDUSTRIAL UNIT TO LET ON NEW LEASE

5900sq.ft [plus mezzanine offices and store of 1985sq.ft]



ADDRESS: Unit 3 Enterprise Centre, North Farm Road, Tunbridge Wells, Kent TN2 3DR

LOCATION: Tunbridge Wells lies about 35 miles south of London, 12 miles south of Junction 5 of M25 on the A21 trunk road to Hastings. The property is located at the front of the established North Farm Estate, within a few hundred yards of High Brooms railway station.

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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DESCRIPTION: A steel framed industrial/warehouse unit with brick/blockwork and profile steel cladding. Roof lights. Eaves height 20ft. Roller shutter door with glazed pedestrian entrance. 3 phase power, heating and lighting. Toilets and kitchen. Offices with suspended ceilings, carpeting and some air conditioning.

Factory/Warehouse	4,865
Ground Floor Offices	460
First Floor Offices	610
	1,070
	5,935 sq ft
	(551 sq m)
12 parking spaces	
Mezzanine Office and Store	1,985 sq ft

LEASE: A new full repairing and insuring lease will be granted for a term to be agreed subject to upward only rent reviews every five years at a commencing rental of **£55,000 per annum exclusive**.

LEGAL COSTS: Each party to be responsible for their own legal costs.

RATES: The occupier will be responsible for payment of rates on the property. We have been informed that the current Rateable Value is £45,500. Prospective occupiers should contact Tunbridge Wells Borough Council on: - 01892 526121 for further information.

EPC: An Energy Performance Certificate is available on request.

VIEWING: By appointment through the agents;

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Email: shane.raggett@broadlands.co.uk

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Energy Performance Certificate

Non-Domestic Building



Unit 3
Enterprise Centre
Chapman Way
TUNBRIDGE WELLS
TN2 3EF

Certificate Reference Number:
0690-0832-3219-7309-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 86

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 729
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 66.37

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

68 If typical of the existing stock

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