

TO LET

Trade / Industrial Unit

UNIT 7
**KINGSTANDING
BUSINESS PARK**

KINGSTANDING WAY,
TUNBRIDGE WELLS,
TN2 3UP

2,572 SQ FT
239 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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UNIT 7, KINGSTANDING BUSINESS PARK
Tunbridge Wells, TN2 3UP



ELECTRIC ROLLER SHUTTER DOOR



CLOSE TO A21



TRADE COUNTER LOCATION



FULLY REFURBISHED



6 CAR PARKING SPACES



2 x WC's



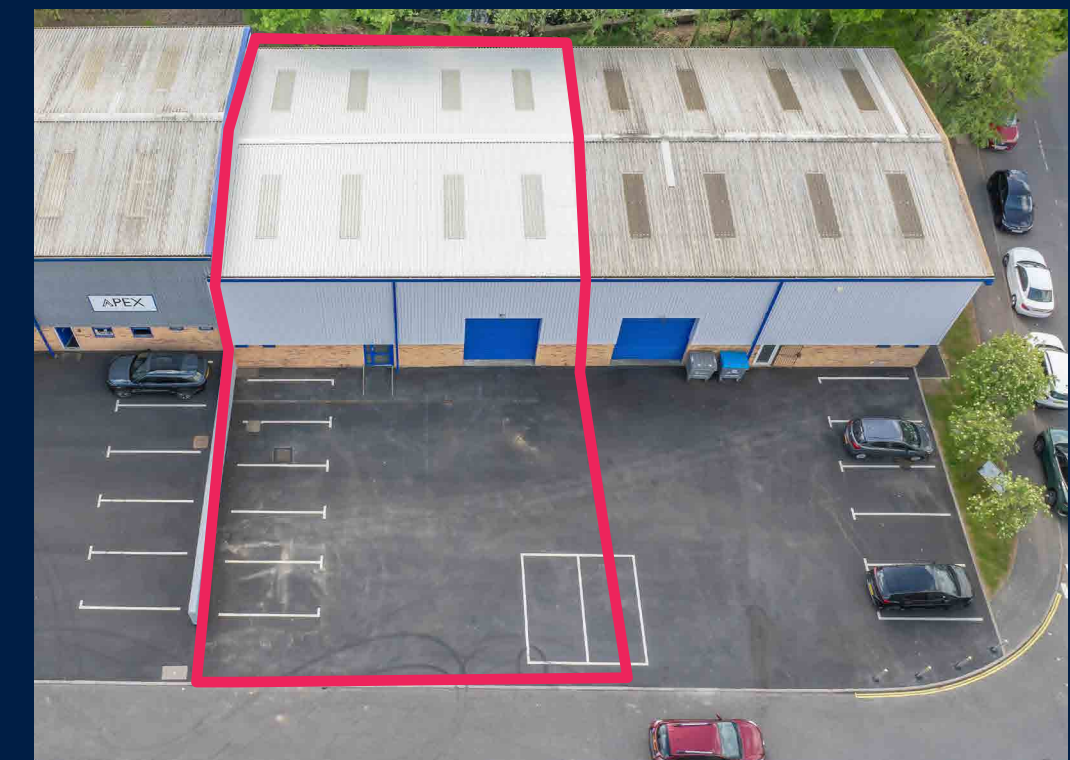
NEW ROOF LIGHTS

PROPERTY DETAILS

SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Warehouse	2,572	238.94
TOTAL	2,572	238.94

Unit 7 is a fully refurbished, trade counter / industrial unit, located within a popular and well-presented trading estate in Tunbridge Wells. The property has undergone significant refurbishment works and benefits from 6 car parking spaces to the front of the unit and a large demised loading area / bay.



TRADE / INDUSTRIAL TO LET | UNIT 7 KINGSTANDING BS PK

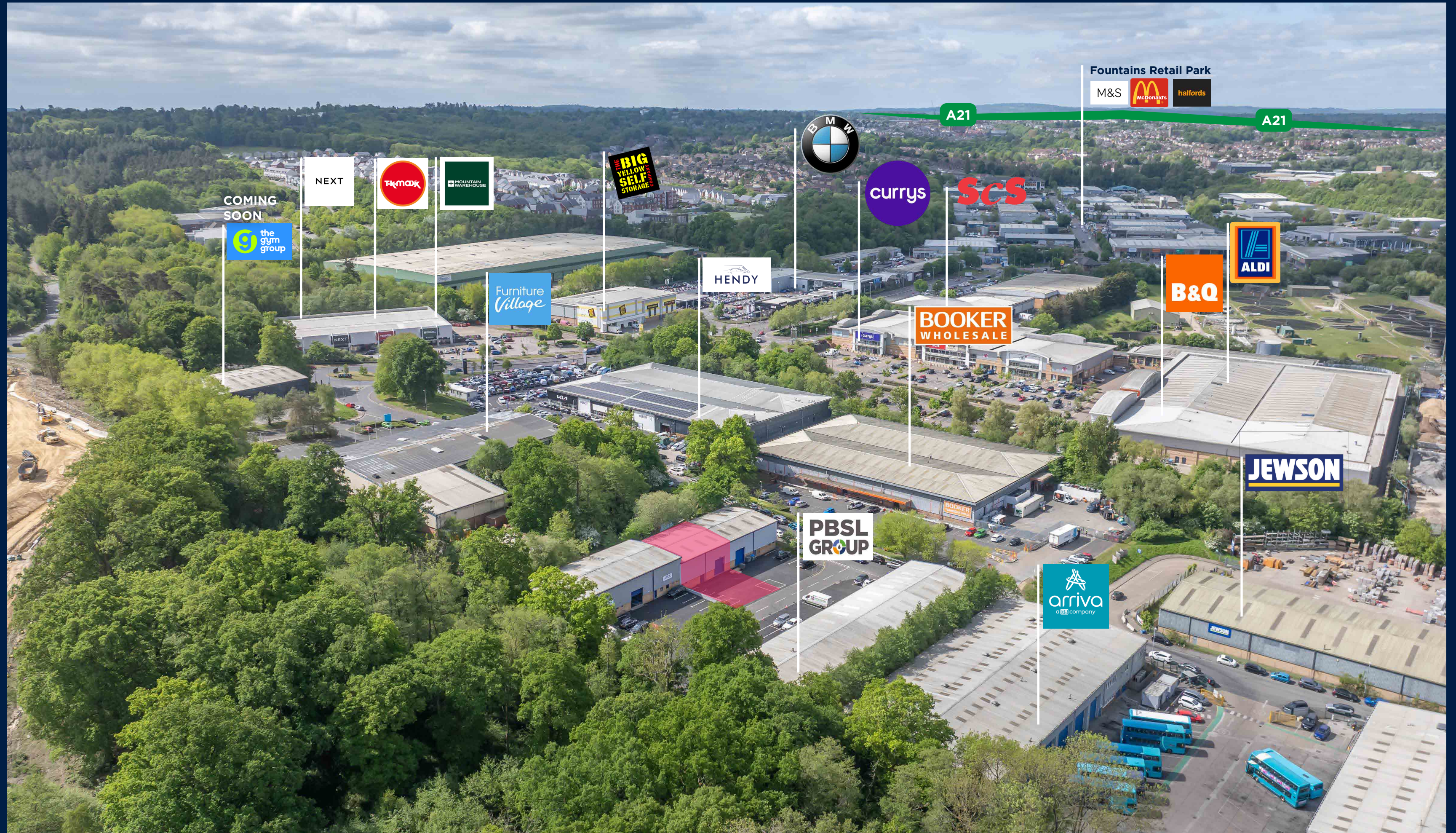
UNIT 7, KINGSTANDING BUSINESS PARK Tunbridge Wells, TN2 3UP

PROPERTY LOCATION

Kingstanding Business Park is located just 0.4 miles from the A21, 13 miles South from Junction 5 of the M25. The A26 is 2.2 miles away.

A21: 2 Minutes
A26: 9 Minutes
M25: 18 Minutes
M20: 38 Minutes

SAT NAV: TN2 3UP
[what3words/////start.toward.films](https://www.what3words.com/start/toward/films)



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FURTHER INFORMATION

RENT: £40,000 PAX

VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in any transaction.

EPC: The property has an EPC rating of B.

CONTACT:

Viewing by appointment:



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CONNECTIONS

	Miles	Time
A22	0.4	3 mins
M25	0.4	3 mins
M20	15	27 mins
CRAWLEY	30	35 mins
EASTBOURNE	40	43 mins
CENTRAL LONDON	43	50 mins



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HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

Rustington House, Worthing
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BN16 3PS

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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us