

**UNIT 6, ENTERPRISE CENTRE, NORTH
FARM ROAD, TUNBRIDGE WELLS,
KENT, TN2 3DR**



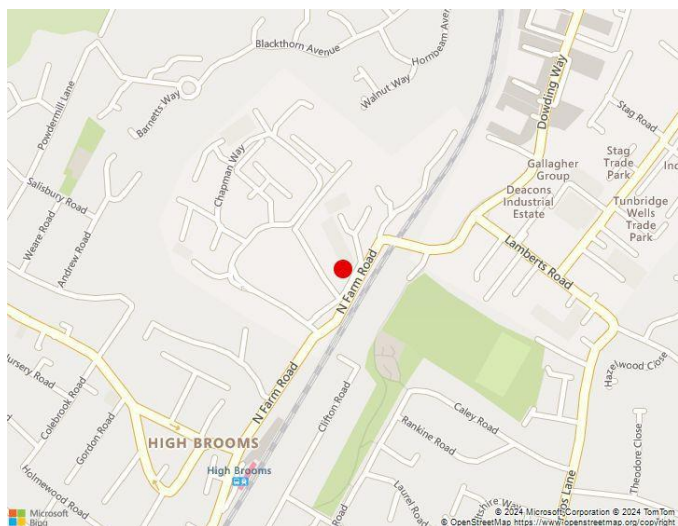
SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



TO LET – PROMINENT TRADE COUNTER UNIT

- Prominent Trade Counter Unit
- £85,000 pa
- 10 parking spaces + forecourt
- Retail/Showroom
- 6.2 m Eaves
- Available March 2025



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.

Drive Times	Miles	Mins
Junction 5 M25	15	20
Tunbridge Wells Town Centre	2	9

Description

To Let - Trade Counter Industrial Unit in Prominent Location on Established Industrial Estate

Accommodation

The property comprises a steel portal framed trade counter industrial unit with a retail/showroom space on ground and first floor. There is a steel framed storage mezzanine, providing additional space, there are toilet and kitchen facilities. Externally there are 10 parking spaces and forecourt area with covered canopy loading bay. There is an electric roller shutter.

Area		
GF Warehouse	451.63	4,861
GF Retail/Trade Counter	41.93	451
FF Mezzanine Storage	411.67	4,431
FF Showroom/Office	42.12	453
Total GIA	947.35	10,197

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

EPC

D (80)

Rateable Value

RV £72,500 @ 54.6p in the £

Rates payable £39,585 for the year 2024/2025

Rent/Price

£85,000 Per Annum Exclusive

Terms

The property is to be available from March 2025.

To take a lease by way of negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Phil Hubbard

Phil.hubbard@sibleypares.co.uk

SIBLEY PARES
 CHARTERED SURVEYORS & ESTATE AGENTS
01622 673086
 sibleypares.co.uk