TUNBRIDGE WELLS

Unit 19 Decimus Park TN2 3GP

transomnia.

TO LET

High Specification Business Unit

11,320ft² (1,051.7m²) plus mezzanine

LOCATION

The spa town of Tunbridge Wells is located about 35 miles south of London and has a local authority population of about 100,000.

The property is prominently sited on Decimus Park, which is generally acknowledged to be Tunbridge Wells' premier industrial park. The A21 is about 0.6 mile to the west and provides a dual-carriageway link to the M25. High Brooms Station is 1½ miles to the east and offers a fast service to London (about 50 mins).

DESCRIPTION

The property comprises a modern end of terrace industrial warehouse with offices at first floor and a large mezzanine area.

SPECIFICATION

- 7m minimum eaves height
- Well appointed offices at first floor
- EPC rating of C
- Gas warm air heating to warehouse
- Additional mezzanine storage
- 15 parking spaces
- 3 phase power
- 35kN floor loading design specification to warehouse
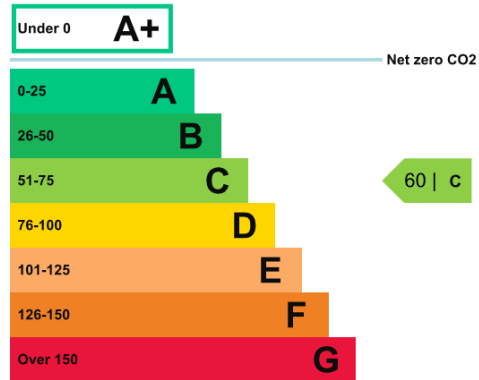
APPROXIMATE FLOOR AREAS

Ground floor area	9,770ft²	907.7m²
Mezzanine offices area	1,550ft²	144.0m²
	11,320ft²	1,051.7m²
Mezzanine store area	4,259ft²	395.7m²

RATES

Rateable Value 2023   £139,000

This information was taken from the Valuation Office Agency website. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

TERMS

The premises are to be let on an effectively full repairing and insuring basis for a term by agreement.

RENT

On application.

VIEWING

By prior appointment through the sole letting agent.

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