

## TUNBRIDGE WELLS, TN2 3XF UNIT 3 ORCHARD BUSINESS CENTRE



- **WAREHOUSE TO LET**
- **3,559 SQ FT**
- **EXCELLENT LOCATION**
- **GOOD PARKING**

VDBM

Chartered Surveyors

30A Green Lane  
Northwood  
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### LOCATION

The property is situated on a well established business estate just off North Farm Road. It has excellent access to the A21, A26 and town centre.

### DESCRIPTION

A modern warehouse unit with good loading and parking facilities.

### ACCOMMODATION

Gross internal floor area	3,559 sq ft (303.8 sqm)
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### TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

### RENT

**Revised Price** £37,500 per annum exclusive plus VAT.

### RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £26,000  
Rates payable £12,766 (2020/2021)

For verification purposes, prospective occupiers are advised to make their own enquiries.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an asset rating of C(65).

### VIEWING

Strictly by appointment through VDBM on 01923 845222

**DRAFT DETAILS AWAITING  
CLIENT APPROVAL**