

Detached Distribution & Logistics
Warehouse 197,276 Sq Ft

TO LET

Undergoing Extensive Refurbishment
PC Q2 2026

Tunbridge Wells | TN2 3DG

A TUN OF POTENTIAL

TUN200

The property is located on Colebrook Industrial Estate, northeast of Royal Tunbridge Wells town centre. This established hub hosts logistics firms, retailers, and major occupiers like B&Q, Jewson, and Travis Perkins, alongside car dealerships including Audi, Volkswagen, and Hyundai. Nearby amenities include Greggs, M&S, and Asda.

LOCAL OCCUPIERS

1. New Look
2. Next
3. TK Maxx
4. Mountain Warehouse
5. Big Yellow Self Storage
6. Stratstone MINI
7. Stratstone BMW
8. Crazy Tyres
9. Henry Ford
10. Currys
11. B&M
12. ASDA
13. Marks & Spencer
14. Homesense
15. Audi
16. Lamborghini
17. Aston Martin
18. Hyundai
19. Pets at Home
20. Halfords
21. Setyres

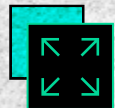
TUN200



SPECIFICATION

The property is undergoing an extensive refurbishment, including new open plan offices fitted to Category A standard, new roof lights, 24 new dock loading doors, mechanical and electrical systems and refreshed landscaping with newly delineated parking and loading bays, targeting an EPC A rating. A full specification of the works is available upon request.

Area	SQ FT (GIA)	SQ M (GIA)
Warehouse	179,081	16,637.2
Ground Floor Office	7,101	659.7
First Floor Office	6,833	634.8
Store Room	2,524	234.5
Plant	1,737	161.4
Total	197,276	18,327.6



Yard Depth:
35m



Level Access
Doors: 2



Eaves Height:
10m



200 Car
Parking Spaces



EPC:
Target A



Dock Loading
Doors: 24



Secured
Gated Site



Power –
750KVA

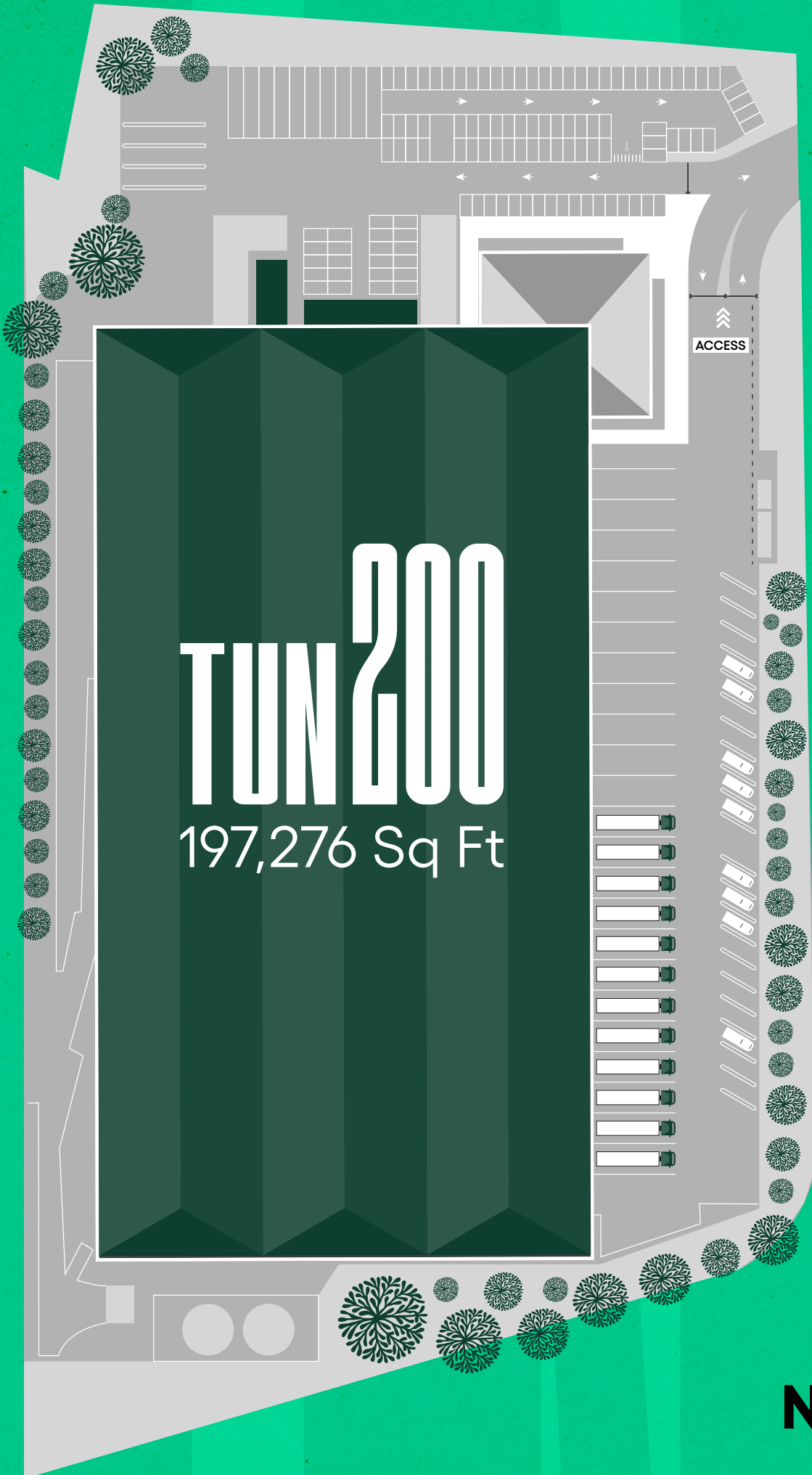


LED
Lighting



Cycle Parking
Spaces

TUN BELIEVABLE



TUN 200



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CAR	JOURNEY
M25 J5	20 Mins
M25 J3 / M20	30 Mins
M25 J2 / A2	32 Mins
M23	33 Mins
M1	1 Hr 18 Mins

TRAIN	JOURNEY
Charing Cross	20 Mins
London Kings Cross	30 Mins
London Euston	32 Mins

AIRPORT	JOURNEY
London Gatwick	20 Mins
London City	30 Mins
London Heathrow	32 Mins
London Stansted	1 Hr 10 Mins



70,300

Working age
Population

2,000

Manufacturing jobs,
3.8% of all employee
jobs in the district

38,500

Manufacturing
jobs, 5.9% of
all jobs in Kent

37,500

Transport and storage
jobs, 5.8% of all
jobs in Kent

£686.40

Gross weekly pay
Compared to
£729.60 Great
Britain

8.6%

Manufacturing
accounted for 8.6%
of UK economic
output (GVA)

2,815

Transport & storage
enterprises in
Kent (4.4% of all
enterprises)

900

Transport & storage
employee jobs in
Tunbridge Wells,
which is 1.7% of
all employee jobs
(52,000 total)

Source: NOMIS

TUNSTOPPABLE FOR MANUFACTURING & LOGISTICS

EXTENSIVELY REFURBISHED
FOR MODERN OCCUPATIONAL NEEDS

TUN 200

For full terms or to arrange an inspection
please contact the joint sole agents below.

A TUN OF POTENTIAL

TUN200

NEWMARK

Freddie John
freddie.john@nmrk.com
07788 394 341

Zach Heppner-Logan
zach.heppner-logan@nmrk.com
07787 221 412



Hugh Walton
hugh.walton@savills.com
07807 999 777

Harry Stoneham
harry.stoneham@savills.com
07870 999 263

GLENNY

Jim O'Connell
j.o'connell@glenny.co.uk
07768 070 248

Max Doobay
m.doobay@glenny.co.uk
07900 735 995

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