

TO LET



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TO LET - Modern Warehouse
Total GIA approx. 405.8m² 4,369ft²*
Unit 17, Decimus Park, Tunbridge Wells TN2 3GP

When experience counts...

est. 1828
bracketts

TO LET

MODERN WAREHOUSE

GF GIA APPROX. 332.3M² 3,576FT²*

MEZZ GIA APPROX. 73.6M² 792FT²*

GUIDE RENT

£57,500 PER ANNUM EXCLUSIVE

**UNIT 17
DECIMUS PARK
KINGSTANDING WAY
NORTH FARM INDUSTRIAL ESTATE
TUNBRIDGE WELLS
KENT
TN2 3GP**



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Kent TN1 1UU

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LOCATION / SITUATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of Central London with a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately 1 hour to the capital.

The unit is located within the Decimus Park Estate, off Kingstanding Way, within the larger North Farm Estate and approximately 0.5 miles from the A21.

DESCRIPTION

A modern unit with dedicated parking and loading bay.

ACCOMMODATION

Ground Floor:			
Main warehouse	GIA approx. 332.3m ²	3,576ft ² *	
(Including offices)			
2 x WC's			
Mezzanine:			
Offices	GIA approx. 73.6m ²	792ft ² *	
WC			
Total	GIA approx. 405.8m²	4,369ft²*	

Dedicated parking

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

AMENITIES

- 6m (20ft) eaves
- Air conditioning (offices)
- Dedicated car parking
- Up and over shutter door
- Double glazed

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

The provisions of Sections 24-28 of the Landlord & Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£57,500 per annum exclusive - payable quarterly in advance on the usual quarter days.

There is an Estate charge - further information upon request.

RENTAL DEPOSIT

The ingoing Tenant may be required to provide a rental deposit to be held throughout the term.

BUSINESS RATES

Enquiries of the VOA website indicate that the property has a Rateable Value of £53,000. The small business multiplier for 2026/2027 is 43.2 pence in the £. Applicants are strongly advised to make their own enquiries of the local rating authority.

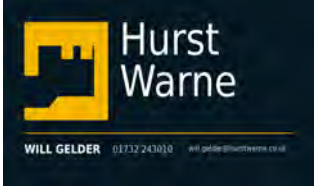
VAT

We are advised that the rent will attract VAT.

VIEWING

Strictly by prior appointment with the joint sole agents:

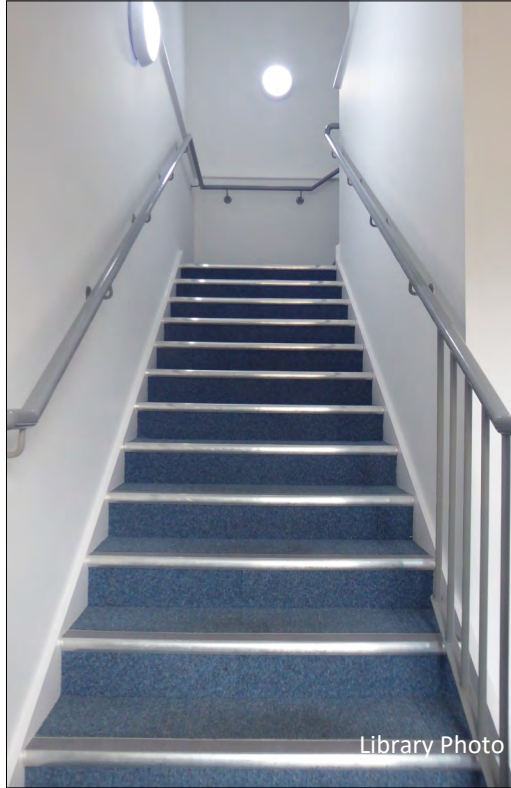
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*Landlord floor areas
SUBJECT TO CONTRACT, PLANNING IF REQUIRED & RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS AND AML DUE DILLIGENCE.
16.09.26/DB



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