

TO LET
FOLLOWING COMPLETION OF
REFURBISHMENT WORKS*



TO LET - Workshop Premises
Total GIA Approx. 1,513ft² [140.4m²]
Regents Depot, North Farm Road, Tunbridge Wells TN2 3DP

When experience counts...

est. 1828
bracketts

TO LET WORKSHOP

GROUND FLOOR:

GIA Approx. 1,372ft² [127.4m²]

MEZZANINE:

GIA Approx. 141ft² [13.0m²]

**REGENTS DEPOT
NORTH FARM ROAD
TUNBRIDGE WELLS
KENT
TN2 3DP**



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Energy performance certificate (EPC)		
Regent Depot North Farm Road TUNBRIDGE WELLS TN2 3DP	Energy rating D	Valid until: 8 January 2033 Certificate number: 0091-1257-8327-3112-6400
Property type	Storage or Distribution	
Total floor area	125 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		
If typical of the existing stock		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

LOCATION / SITUATION

The property is located in the High Brooms area of Royal Tunbridge Wells approximately 35 miles south of London.

The property is accessed off North Farm Road close to the entrance to the Chapman Way Industrial Estate and approximately 200 metres north of High Brooms Station.

DESCRIPTION

Workshop with basic mezzanine stores and forecourt parking situated in a convenient location between Tunbridge Wells town centre and the A21.

The unit benefits from tea-point, WC and roller-shutter.

Our client will be implementing a programme of works prior to completion - further information available upon request.

ACCOMMODATION

Ground Floor:

Workshop	GIA approx.	1,372ft ²	[127.4m ²]
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Mezzanine:

Stores	GIA approx.	141ft ²	[13.0m ²]
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Total	GIA approx.	1,513ft²	[140.4m²]
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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.

LEASE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The provisions of Sections 24-28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£28,500 per annum exclusive.

The rent to be paid quarterly in advance on usual quarter-days.

VAT

Payable if applicable. We understand that the Landlord does not currently charge VAT.

BUSINESS RATES

Enquiries of the Valuation Office Website indicate that the property is described as "Workshop and premises" and has a Rateable Value of £10,500.

The small business rates multiplier for 2023/2024 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rates relief.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment with the Sole Agents
Bracketts – Tel: 01892 533733
Contact: Darrell Barber
Email: darrell@bracketts.co.uk
Mobile: 07739 535468



* Scope of works to be confirmed

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCE, DEPOSITS ,ETC.

Rev. 21/09/23/DB

