



TO LET

REFURBISHED INDUSTRIAL AND WAREHOUSE – 8,281 SQ FT (770.23 SQ M)
Unit 3, Buckingham House, Longfield Road, Tunbridge Wells, Kent, TN2 3EY

SHW

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Rent | £95,000 pax

DESCRIPTION

Unit 3 is a refurbished detached warehouse/light industrial building with ancillary office accommodation, set back from Longfield Road and benefitting from a secure shared yard area and loading to the front.

LOCATION

Tunbridge Wells is an affluent commuter town located 40 miles south east of central London and 14 miles south of Sevenoaks..

It benefits from a regular train service to London Bridge, Charing Cross and Waterloo East with a journey time of 45 minutes and is located approximately 20 miles east of London Gatwick Airport.

The recently upgraded A21 now provides dual carriageway access to the M25 which has increased accessibility and cut down on journey times considerably.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor	7,269	675.28
Warehouse & Office		
First Floor Offices	1,012	94.09
TOTAL	8,281	779.37

AMENITIES

- New roof
- New LED lighting
- 5.7m eaves (7.4m max)
- Good loading / shared secure yard
- Two full height loading doors (4.3M W X 4.6M H)
- Pedestrian access leading to reception & fitted offices at ground and first floor
- On site parking marked for 12 cars with the ability to park more (up to 25 cars)
- Three phase power
- Gas central heating to the offices

RENT / TERMS

The unit is available on a new FRI lease at a rent of £95,000 pax.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £54,500 (2017).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC



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