UNIT 17 DECIMUS PARK

KINGSTANDING WAY | NORTH FARM
INDUSTRIAL ESTATE | TUNBRIDGE WELLS
TN2 3GP

MODERN WAREHOUSE PROPERTY WITH SUBSTANTIAL FRONT YARD

TO LET - 4,369 SQ FT (405.89 SQ M)

Hurst Warne

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hurstwarne.co.uk

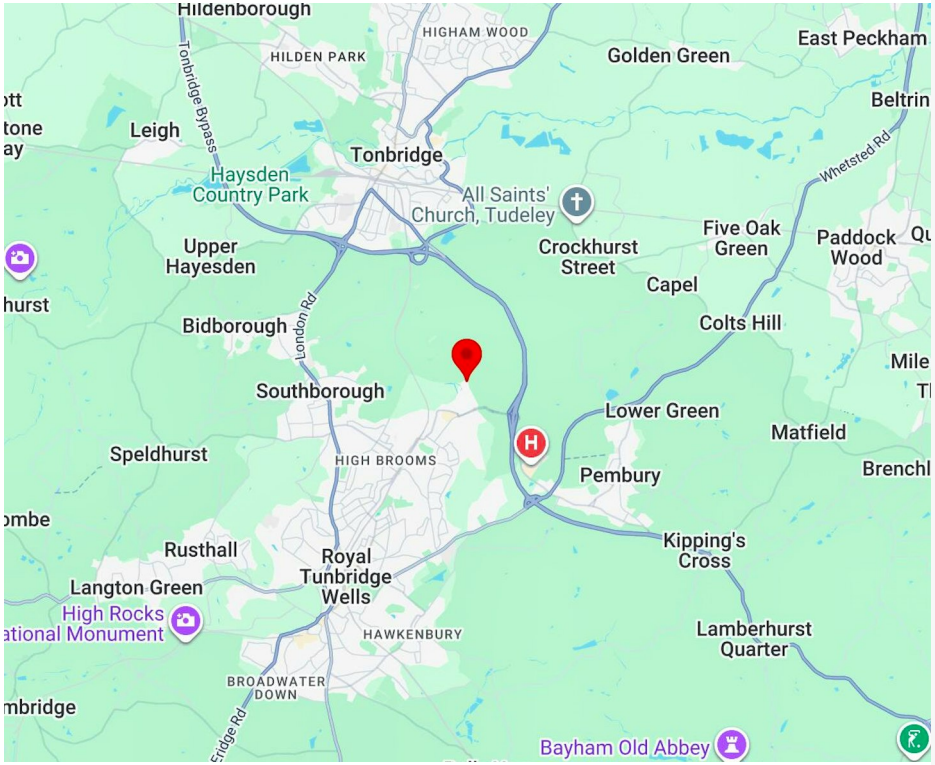
KEY BENEFITS

- Excellent access off A21
- 6m eaves
- Electric roller shutter entrance to warehouse
- Large front yard area
- Air conditioned offices
- 7 dedicated parking spaces
- Property set within modern, established industrial estate

LOCATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of Central London.

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



DESCRIPTION

Unit 17 Decimus Park provides a modern industrial warehouse, with a generous front yard area, and parking. The modern property benefits from 6m eaves in the warehouse, together with ground and 1st floor open plan, air conditioned offices.

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.

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VIEW WEBSITE

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SUMMARY

- Rent: £57,500 per annum Payable quarterly in advance on the usual quarter days.
- Available Size: 4,369 sq ft
- Rates Payable: £5.24 per sq ft Applicants are strongly advised to make their own enquiries of the local rating authority.
- Estate Charge: £2,213.48 per annum Inclusive of VAT
- EPC: C

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Main Warehouse (inc offices) & 2 x WC's	3,576	332.22	Available
Mezzanine - Offices & WC	792	73.58	Available
TOTAL	**4,368**	**405.80**	

Floor areas are approximate GIA

RENTAL DEPOSIT

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

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.

VIEWINGS & INFORMATION

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.
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