



TO LET – Unit 4, Orchard Business Centre, Tunbridge Wells, TN2 3XF  
GF GIA - Approx. 3,548ft<sup>2</sup> [329.6m<sup>2</sup>]  
FF Office & Mezzanine Storage - Approx. 1,990ft<sup>2</sup> [154.8m<sup>2</sup>]

*When experience counts...*

**bracketts** est. 1828

**TO LET**

**MODERN BUSINESS UNIT**

**GF GIA APPROX. 3,548FT<sup>2</sup> [329.6M<sup>2</sup>]**

**FF & MEZZANINE APPROX.  
1,990FT<sup>2</sup> [154.8M<sup>2</sup>]**

**UNIT 4  
ORCHARD BUSINESS CENTRE  
NORTH FARM ROAD  
TUNBRIDGE WELLS  
KENT  
TN2 3XF**

**bracketts** est. 1828

27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

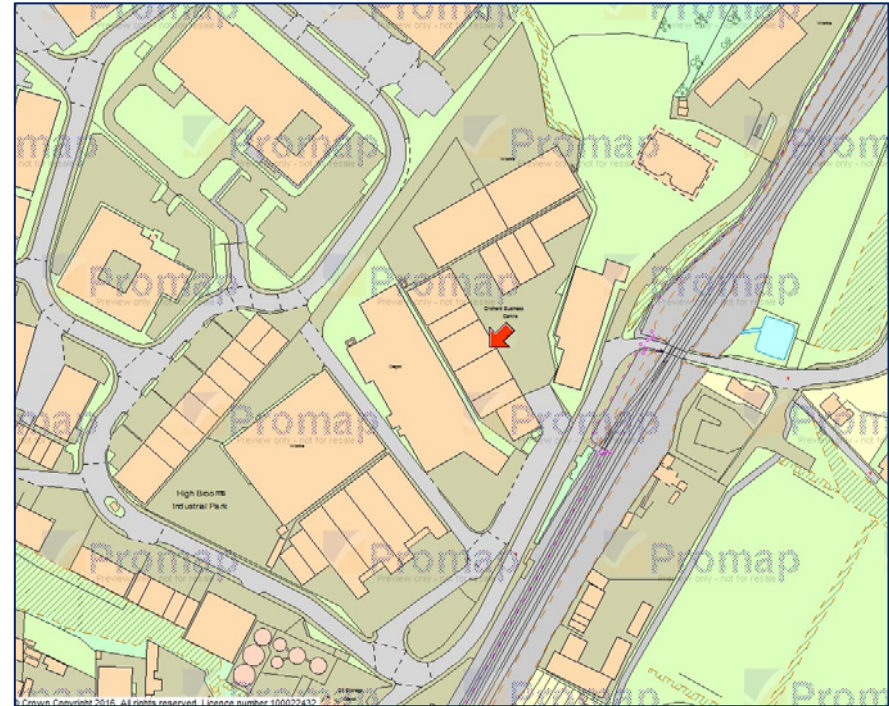
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION

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

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to Cannon Street, London (approx. 60 minutes min.).

## SITUATION

The property is situated in the centre of the Orchard Business Centre, just off Chapman Way and close to High Brooms Station.

## DESCRIPTION

The Orchard Business Centre comprises a small courtyard style development of 10 modern light industrial units. Unit 4 is a mid terrace unit with parking. The property is of steel frame construction with attractive brickwork elevations and coloured profiled steel cladding. The unit offers good natural light with double height windows to the front elevation.

## ACCOMMODATION

Ground Floor:

Main Unit GIA approx. 3,548ft<sup>2</sup> [329.6m<sup>2</sup>]

First Floor:

Office GIA approx. 1,283ft<sup>2</sup> [119.1m<sup>2</sup>]  
Mezzanine Stores  
GIA approx. 707ft<sup>2</sup> [65.6m<sup>2</sup>]

## AMENITIES

- 3 phase power
- 7 on site car parking spaces (additional spaces may be available by separate negotiation)
- Showroom / Display Area
- Fire and Security Alarms
- Ladies and Gents WCs
- Teapoint

## LEASE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed. The provisions of Section 24 – 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded.

## GUIDE RENT

£35,000 per annum exclusive.

Rent payable quarterly in advance on usual quarter days.

## DEPOSIT

The ingoing Tenant will be required to provide a rental deposit.

## VAT

We are advised by our client that the rent will not attract VAT.

## BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the property is described as 'Warehouse and Premises' with a Rateable Value of £38,250.

The standard UBR for 2015 / 2016 is 49.3 pence in the £.

Any interested party must rely upon their own enquiries of the local rating authority.

## VIEWING

Strictly by prior appointment through the sole letting agents Bracketts - Tel 01892 533733

Darrell Barber MRICS [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)  
Andrew Hughes [ahughes@bracketts.co.uk](mailto:ahughes@bracketts.co.uk)

SUBJECT TO CONTRACT AND SECURING SATISFACTORY REFERENCES, DEPOSITS, ETC.

Rev 22/03/16/DB

### Important Notice:

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