



TO LET - Modern Business Unit
GIA Approx. 2,455ft² [228.0m²]
Unit 8, Spa Industrial Park, Longfield Road, Tunbridge Wells

When experience counts...

est. 1828
bracketts

TO LET

**MODERN BUSINESS UNIT
APPROX. 2,455FT² [228.0M²]**

UNIT 8

SPA INDUSTRIAL PARK

LONGFIELD ROAD

TUNBRIDGE WELLS

KENT

TN2 3EN

bracketts est. 1828

27/29 High Street

Tunbridge Wells

Kent

TN1 1UU

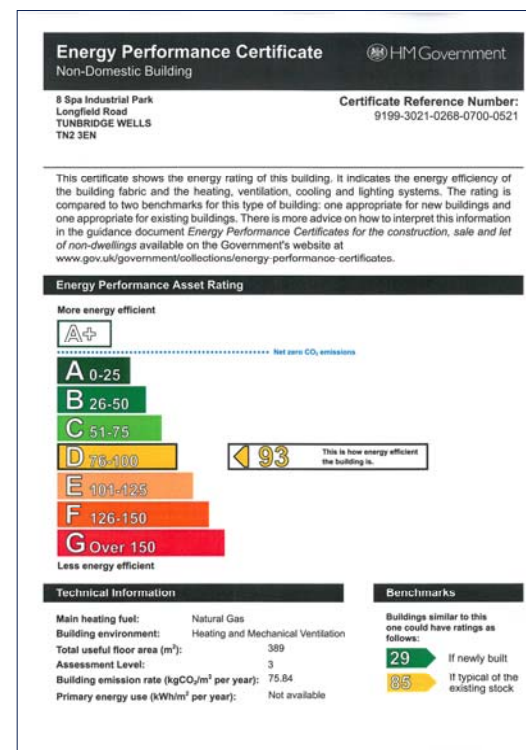
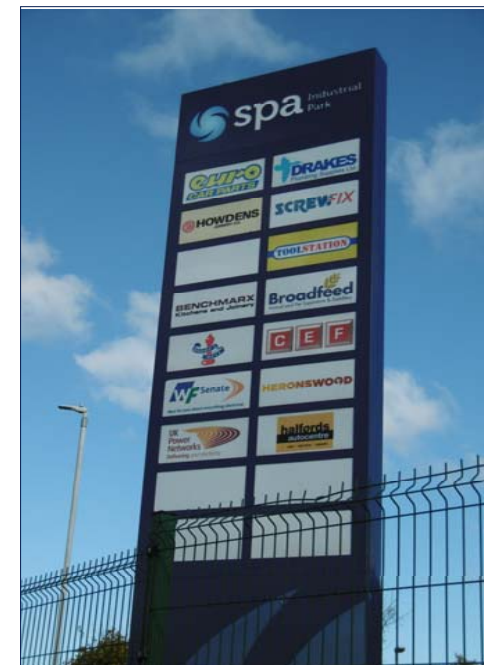
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



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 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 the capital (approx. 60 minutes minimum).

Longfield Road leads directly to the A21 at the northern end of the Pembury By-pass. The Spa Estate enjoys a prominent position with direct frontage on to Longfield Road. The estate is favoured by trade counter operators including Screwfix, Howdens, Tool Station, Benchmark and Halfords.

ACCOMMODATION

Ground Floor

Main Unit GIA approx. 2,455ft² [228.0m²]

Forecourt parking.

LEASE

The premises are available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

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

Loading door
Eaves – approx. 20 ft
Ladies and gents WC's
Kitchenette

GUIDE RENT

£30,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that the rent will attract VAT.

RENTAL DEPOSIT

The ingoing party may be required to provide a rental deposit and or surety as security against compliance with the terms of the lease.

BUSINESS RATES

Enquiries of the VOA Website indicate that the Rateable Value is £18,000. The standard UBR for 2018 / 2019 is 49.3 pence in the £.

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

SERVICE CHARGE

The landlord operates a service charge – further information upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment through the Sole Letting Agents **Bracketts – 01892 533733**.

Contact: Darrell Barber MRICS
Email: darrell@bracketts.co.uk

SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

15/11/18/DB

