

TO LET
PRIME TRADE COUNTER/WAREHOUSE PREMISES



**NEARBY OCCUPIERS
INCLUDE**



TO LET - PRIME TRADE COUNTER/WAREHOUSE PREMISES
Approx. 2,992ft² [277.97m²]
Unit 10, Spa Trade Park, Longfield Road, Tunbridge Wells

When experience counts...
bracketts est. 1828

TO LET

**PRIME TRADE COUNTER /
WAREHOUSE PREMISES**

GIA APPROX. 2,992FT² [277.97M²]

UNIT 10

SPA TRADE PARK

LONGFIELD ROAD

TUNBRIDGE WELLS

KENT

TN2 3EN



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



DRIVE TIMES

A21	1 mile	Sevenoaks	11 miles
A26	1.5 miles	East Grinstead	13 miles
Tonbridge	5 miles	M26 / M25	16 miles
Crowborough	7 miles	Maidstone	17 miles

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. 2,992ft² [277.97m²]

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

- Concertina loading door
- Eaves – approx. 20 ft
- Ladies and gents WCs

GUIDE RENT

£45,000 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 £39,750. The standard non-domestic rating multiplier for 2024 / 2025 is 54.6 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.

ENERGY PERFORMANCE

An Energy Performance Certificate will be confirmed on completion of refurbishment works.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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

Contact: Darrell Barber MRICS

Email: darrell@bracketts.co.uk

Mobile: 07739 535468



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

16/01/25/DB

