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TO LET

TRADE/INDUSTRIAL/WAREHOUSE – 2,572 SQ FT (238.94 SQ M)

Unit 7, Kingstanding Business Park, Kingstanding Way, Tunbridge Wells, Kent, TN2 3UP

DESCRIPTION

Unit 7 is a modern, trade / warehouse unit is located just off Longfield Road, within a popular trade estate benefitting from 6 car parking spaces to the front of the estate and a loading area.

Existing tenants on the estate include Stone Tools, Better Living Outdoors, Professional Building Supplies and Nourish.

LOCATION

Kingstanding Business Park is located just 0.4 miles from the A21, 13 miles South from Junction 5 of the M25. The A26 is 2.2 miles away. Tunbridge Wells Railway Station is 3.1 miles South West and Odeon, Hollywood Bowl and Nuffield Health is 0.7 miles away. Fountains Retail Park is just 0.5 miles from Kingstanding Business Park Great Lodge Retail Park is a 0.7 mile drive away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	2,572	238.94

AMENITIES / OPPORTUNITY

- Trade location.
- 6 car parking spaces.
- 6m minimum eaves height.
- WC & kitchenette
- 10% roof lights

RENT

£40,000 PAX available from October 2024.

RATES

The current Rateable Value of the property is £39,500.

VAT

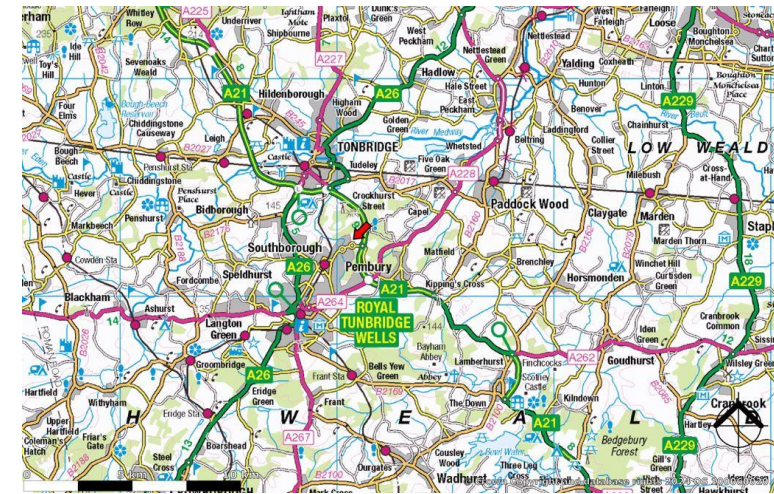
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

26-50 **B** 49 B



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