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TUNBRIDGE WELLS

WAREHOUSE/INDUSTRIAL UNIT
TO LET ON NEW LEASE
5900sq.ft [plus mezzanine offices and store of 1985sq.ft]

ADDRESS: Unit 3 Enterprise Centre, North Farm Road, Tunbridge Wells, Kent TN2 3DR

LOCATION: Tunbridge Wells lies about 35 miles south of London, 12 miles south of Junction 5 of M25 on the A21 trunk road to Hastings. The property is located at the front of the established North Farm Estate, within a few hundred yards of High Brooms railway station.

Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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DESCRIPTION: A steel framed industrial/warehouse unit with brick/blockwork and profile steel cladding. roof lights. Eaves height 20ft. Roller shutter door with glazed pedestrian entrance. 3 phase power, heating and lighting. Toilets and kitchen. Offices with suspended ceilings, carpeting and some air conditioning. 12 Car Parking Spaces.

Factory/Warehouse	4,865
Ground Floor Offices	460
First Floor Offices	610
	5,935 sq ft
	(551 sq m)
Mezzanine Office and Store	**1,985 sq ft**

OFFICES **At present some of the office space is sub-let and the current tenants would be interested in remaining if the new tenant of the warehouse didn't have a use for them. The mezzanine could also be extended or removed.**

LEASE: A new full repairing and insuring lease will be granted for a term to be agreed subject to upward only rent reviews every five years at a commencing rental of **£ 72,500 per annum exclusive.**

LEGAL COSTS: Each party to be responsible for their own legal costs.

RATES: The occupier will be responsible for payment of rates on the property. We have been informed that the current Rateable Value as at 1st April 2026 is £62,500. Prospective occupiers should contact Tunbridge Wells Borough Council on: - 01892 526121 for further information.

EPC: The current EPC is attached.

VIEWING: By appointment through the joint letting agents;

BROADLANDS COMMERCIAL PROPERTY AGENTS
07775 916743
Email: shane.raggett@broadlands.co.uk

Bracketts LLP
07739 535468
Email: darrell@bracketts.co.uk

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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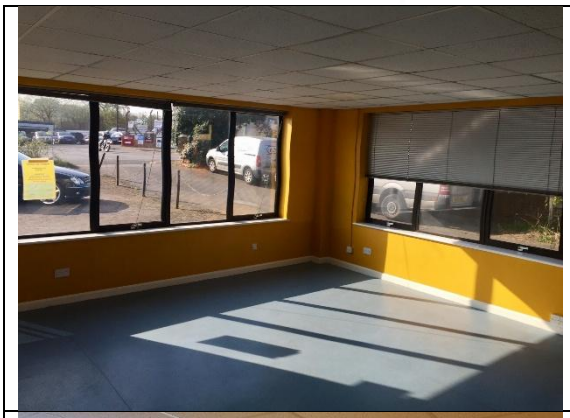

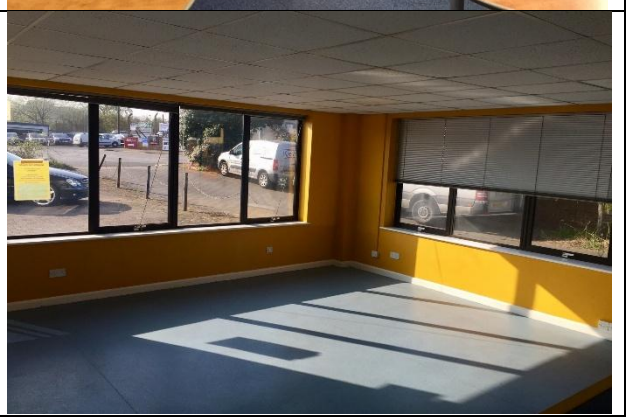

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Energy performance certificate (EPC)

Unit 3 Enterprise Centre North Farm Road ROYAL TUNBRIDGE WELLS TN2 3DR	Energy rating **D**	Valid until:	**10 March 2036**
		Certificate number:	**3704-3836-6002-1607-0902**

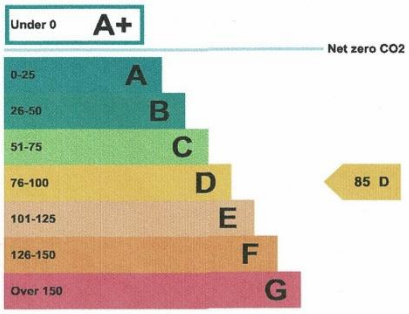
Property type	Offices and Workshop Businesses
Total floor area	778 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	27 B
If typical of the existing stock	108 E

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