



GATEWAY

TUNBRIDGE WELLS

TO LET

A brand new logistics park, with 9 units
from 23,649 to 175,222 sq ft

AVAILABLE Q1 2026

TN2 3UP ///TONED.BANK.PRIME

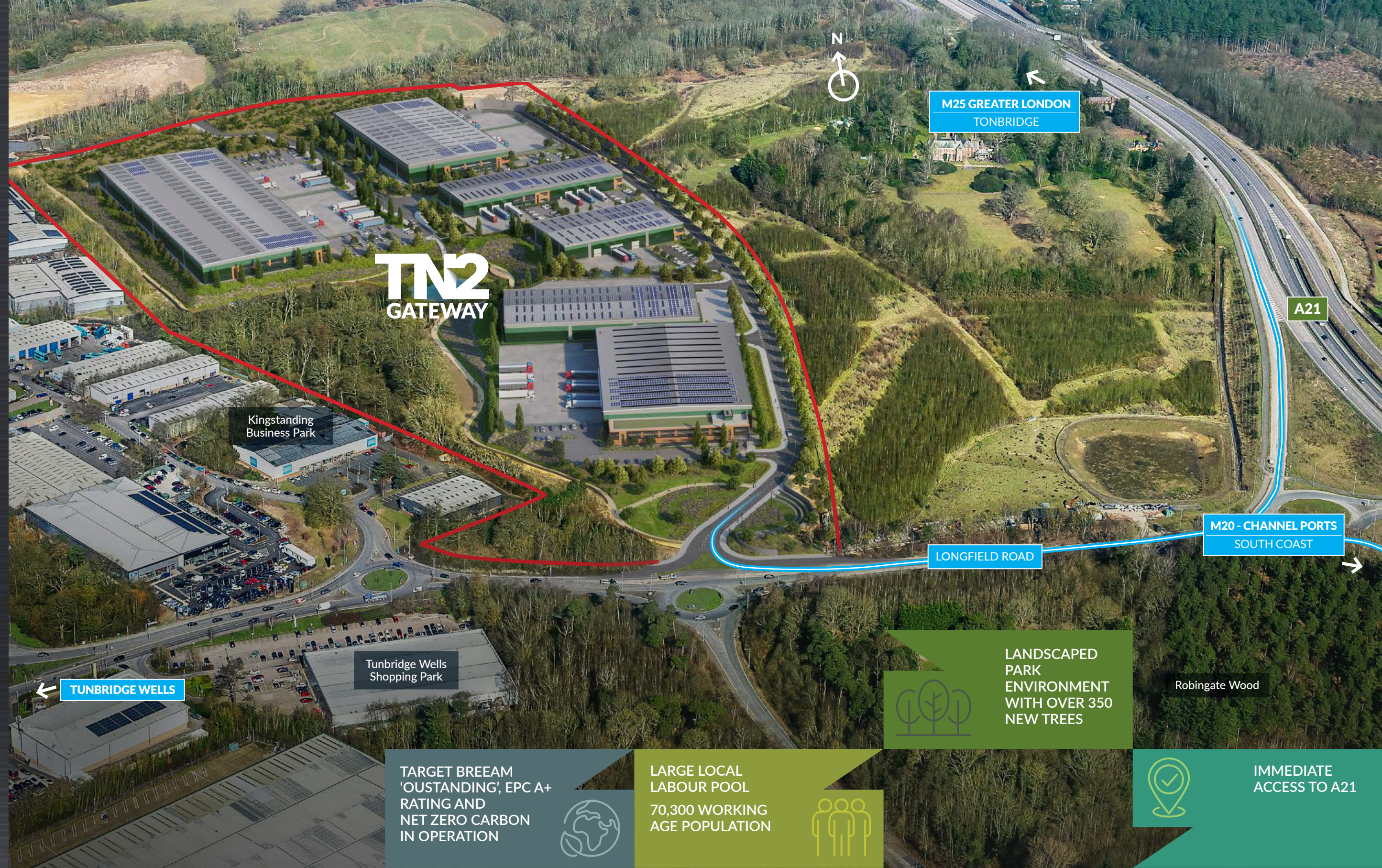


Redefining the logistics landscape

TN2 Gateway is a significant new development located on the outskirts of Tunbridge Wells. Offering immediate access to the A21, with connections to the M25 and Channel ports of Dover and Medway, this development is strategically positioned for speed of delivery to London and the wider South East.

Spanning 32 acres and designated for B8 and E(g) use, TN2 Gateway will boast a modern and flexible, highly sustainable design. This prime location is tailored for logistics and light industrial, providing a cutting-edge space for businesses to thrive and grow.

tn2gateway.co.uk



M25 GREATER LONDON
TONBRIDGE

A21

M20 - CHANNEL PORTS
SOUTH COAST

LONGFIELD ROAD

TUNBRIDGE WELLS

Kingstanding
Business Park

Tunbridge Wells
Shopping Park

Robingate Wood



LANDSCAPED
PARK
ENVIRONMENT
WITH OVER 350
NEW TREES

TARGET BREEM
'OUTSTANDING', EPC A+
RATING AND
NET ZERO CARBON
IN OPERATION



LARGE LOCAL
LABOUR POOL
70,300 WORKING
AGE POPULATION



IMMEDIATE
ACCESS TO A21

Over 500,000 sq ft
of excellence

GENERAL SPECIFICATION

WAREHOUSE

Up to 12m clear internal height

(Units 1, 2, 6, 7, 8, 9)

Up to 10m clear internal height (Units 3, 4, 5)

50kN/m2 Floor Loading

10% roof lights

Dock and level access doors

OFFICES

Ground floor reception

First floor open plan offices

LED lighting with PIR system

VRF heating/cooling system

Raised floors

Lifts

Shower, changing and locker facilities

WCs, kitchenette and cleaner's cupboard

Plant deck

EXTERNAL

LED security lighting

Up to 50m secured service yards

HGV parking spaces (Units 1, 8, 9)

Car and EV charging spaces

POWER

3.85MVA with capacity of up to 5.6MVA

9 units from 23,649 to 98,649 sq ft
PHASE 1 AVAILABLE TO LET Q1 2026

Schedule of accommodation (GEA)

UNIT 1	SQ M	SQ FT
Warehouse	7,863	84,677
Reception	182	1,960
First floor offices	913	9,832
Total	8,958	96,469

UNIT 2	SQ M	SQ FT
Warehouse	4,803	51,724
Reception	137	1,475
First floor offices	521	5,611
Total	5,461	58,810

UNIT 3	SQ M	SQ FT
Warehouse	3,235	34,838
Reception	119	1,282
First floor offices	370	3,985
Total	3,724	40,105

UNIT 4	SQ M	SQ FT
Warehouse	1,803	19,417
Reception	82	883
First floor offices	311	3,349
Total	2,196	23,649

UNIT 5	SQ M	SQ FT
Warehouse	1,958	21,086
Reception	100	1,077
First floor offices	335	3,608
Total	2,393	25,771

UNIT 6	SQ M	SQ FT
Warehouse	4,576	49,279
Reception	120	1,294
First floor offices	669	7,204
Total	5,365	57,777

UNIT 7	SQ M	SQ FT
Warehouse	3,409	36,712
Reception	116	1,251
First floor offices	413	4,448
Total	3,938	42,411

UNIT 8	SQ M	SQ FT
Warehouse	6,289	67,722
Reception	129	1,390
First floor offices	693	7,461
Total	7,110	76,573

UNIT 9	SQ M	SQ FT
Warehouse	8,156	87,827
Reception	132	1,421
First floor offices	873	9,402
Total	9,161	98,650

Sustainable features

A high quality specification, designed to offer maximum flexibility and meet the evolving future needs of businesses.



TARGET BREEAM
OUTSTANDING



TARGET EPC A+



UP TO 20%
SOLAR PV ON
ALL BUILDINGS



OVER 10%
BIODIVERSITY
NET GAIN



CARBON NEUTRAL
HEATING SYSTEMS



ENERGY-EFFICIENT LED
LIGHTING



EV CHARGING
INFRASTRUCTURE
ACROSS ALL UNITS



ENERGY
MONITORING
'SMART METER'
SYSTEM



20% DUCTING
FOR PASSIVE CAR
CHARGING AND
10% ACTIVE

Environmental wellbeing

At TN2 Gateway, green initiatives are integrated into every facet of the park's design, creating a workspace that enhances both employee wellbeing and biodiversity.

By employing innovative strategies, sustainable infrastructure, and renewable energy solutions, this is leading the way in shaping a more environmentally-conscious future.



Pond area

Over 350 new
trees planted

Outdoor
facilities and
picnic areas
for staff

Wildflower
meadows

Green
walkways
and cycle paths

1.6 Ha of native
buffer planting
during Phase 1

Neighbouring
amenities

Excellent
public
transport links

Demographics

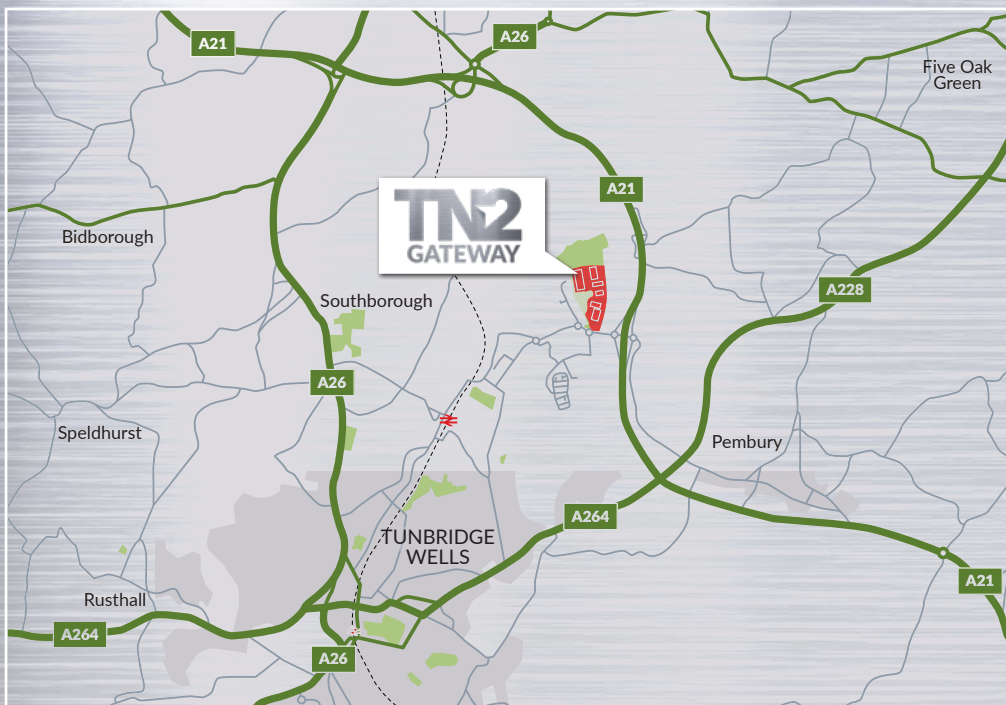
70,300
WORKING AGE
POPULATION

£686.40
GROSS WEEKLY PAY
COMPARED TO £729.60
GREAT BRITAIN

59,300
QUALIFIED TO RQF2
AND ABOVE

6,130
MICRO TO LARGE
LOCAL ENTERPRISES

Source: Nomisweb Tunbridge Wells



Location	Miles	Drivetime
A21	0.1	1 min
High Brooms Train Station	1.4	7 mins
Tunbridge Wells	3.5	11 mins
M25 13	2	13 mins
M20	16	24 mins
Dartford Crossing	26.3	26 mins
Central London	40.7	1 hour 10 mins
Dover	53.2	1 hour 15 mins

Airports

London Gatwick	33.5	35
London City Airport	42.5	55 mins
Heathrow Airport	56.8	1 hour 5 mins
Luton Airport	87.6	1 hour 30 mins

Source: Google maps

For further information please contact the leasing agents



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