



Unit 5 Spa Trade Park

Longfield Road, Tunbridge Wells, TN2 3EN

Preliminary Particulars - To Be Extensively Refurbished

2,096 sq ft
(194.72 sq m)

- Busy main road located trade counter estate
- 3 allocated parking spaces
- Loading door
- Eaves – approx. 20 ft
- Ladies and gents WCs

Summary

Available Size	2,096 sq ft
Rent	Rent on application
Rateable Value	£24,250 Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	The landlord operates a service charge – further information upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

End terrace unit of steel portal frame construction with brick and steel profile clad elevations below a pitched steel sheet roof incorporating intermittent roof lights. Loading is via a single full height shutter door. There is a small office / reception area and separate male and female WCs. To the front of the unit are 3 allocated parking spaces and loading area.

Location

The Spa Trade Park 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.

Longfield Road leads directly to the A21 at the northern end of the Pembury By-pass.

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).

Accommodation

The accommodation comprises the following areas:

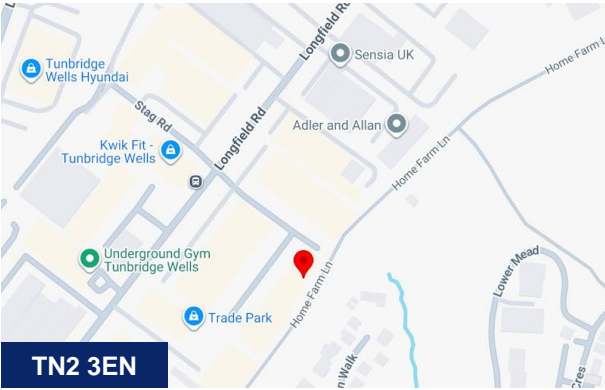
Name	sq ft	sq m
Unit - 5	2,096	194.72
Total	2,096	194.72

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.

EPC

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



Viewing & Further Information



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