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MAKING PROPERTY WORK

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TO BE EXTENSIVELY REFURBISHED

TO LET

MODERN WAREHOUSE / INDUSTRIAL UNIT WITH SECURE YARD
6,512 SQ FT (604.96 SQ M)

Unit 22 Chapman Way, Tunbridge Wells, Kent, TN2 3EF

Rent | On Application

21 September 2026

DESCRIPTION
A modern steel portal frame industrial unit with ground and first floor offices together with a generous sized fenced and gated block paved yard. The property is expected to be available Q1 2027 following completion of extensive refurbishment works (scope to be confirmed).

LOCATION
Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London.

The borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5.

Unit 22 is located on Chapman Way just off North Farm Road approximately 2 miles north of Tunbridge Wells town centre. The nearest train station is High Brooms with direct services to London. The property is situated towards the rear of a small industrial estate on a self-contained site with secure parking and loading areas to the side and rear.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	5,763	535.38
1st Floor	749	69.58
TOTAL	**6,512**	**604.96**



AMENITIES
- To be extensively refurbished
- Available Q1 2027
- Eaves height circa 6.3 m rising to 7.2 m at the apex
- Ample Parking
- Site area approx. 0.38 acres (source: Promap)

RENT
On application.

TENURE
The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RATES
The current 2026 Rateable Value of the property is £81,000.

RENTAL DEPOSIT
Subject to status the ingoing temant might be required to provide a rental deposit.

VAT
VAT to be confirmed.

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

EPC







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