

FOR SALE

**COMMERCIAL REDEVELOPMENT/ OPEN STORAGE/
OWNER OCCUPIER OPPORTUNITY**

APPROX. 1.00 ACRE SITE

LONGFIELD ROAD, TUNBRIDGE WELLS, TN2 3EY



KEY HIGHLIGHTS

- Approx. one acre site in the well-established North Farm Industrial Estate
- Approx. 19,544 sq. ft warehouse and office accommodation
- Rare freehold opportunity
- Opportunity for commercial redevelopment – subject to necessary planning consent
- Privately fenced, secure and self-contained site
- Established employment area Prominent roadside frontage within highly affluent town



FOR FURTHER INFORMATION PLEASE CONTACT CUSHMAN AND WAKEFIELD:

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LOCATION

Situated in the centre of North Farm Industrial Estate, one of the principle industrial estates in the highly affluent town of Tunbridge Wells.

Located 2.2 miles from Tunbridge Wells Town Centre and only 0.9 miles west of the A21 which connects to the M25. Major local occupiers include Screwfix, Toolstation, Travis Perkins and Howdens.

TRANSPORT	DISTANCE	DRIVE TIME
A21	0.9 miles	3 mins
High Brooms Rail Station	1.0 mile	5 mins
Central London	41 miles	1hr 05 mins
Dover Port	54 miles	1hr 30mins

Source: Google Maps

DESCRIPTION

The property comprises a regular shaped, self contained site of 1.0 acres benefitting from excellent roadside frontage with one access point from Longfield Road.

Within the demise, sits three storey office accommodation which adjoins to warehouse/workshop space. The previous occupier used the space as a research and distribution facility.

There is a secure yard at the back of the site with 60 allocated car parking spaces.

PLANNING

Forms part of a key employment area with Tunbridge Wells Local Plan.

Interested parties should make their own enquiries regarding planning.

TERMS

The property is available by way of a freehold sale with full vacant possession.

SITE PLAN



Source: Promap

BUILDING ACCOMMODATION (GEA)

USE	SQ FT	SQ M
WAREHOUSE	15,771	1,465.20
OFFICE	3,439	319.47
ANCILLARY	334	31.07
TOTAL	19,544	1,815.74

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request.

VAT

All prices and outgoings are exclusive of but may be liable for VAT.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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The Misrepresentation Act 1967.

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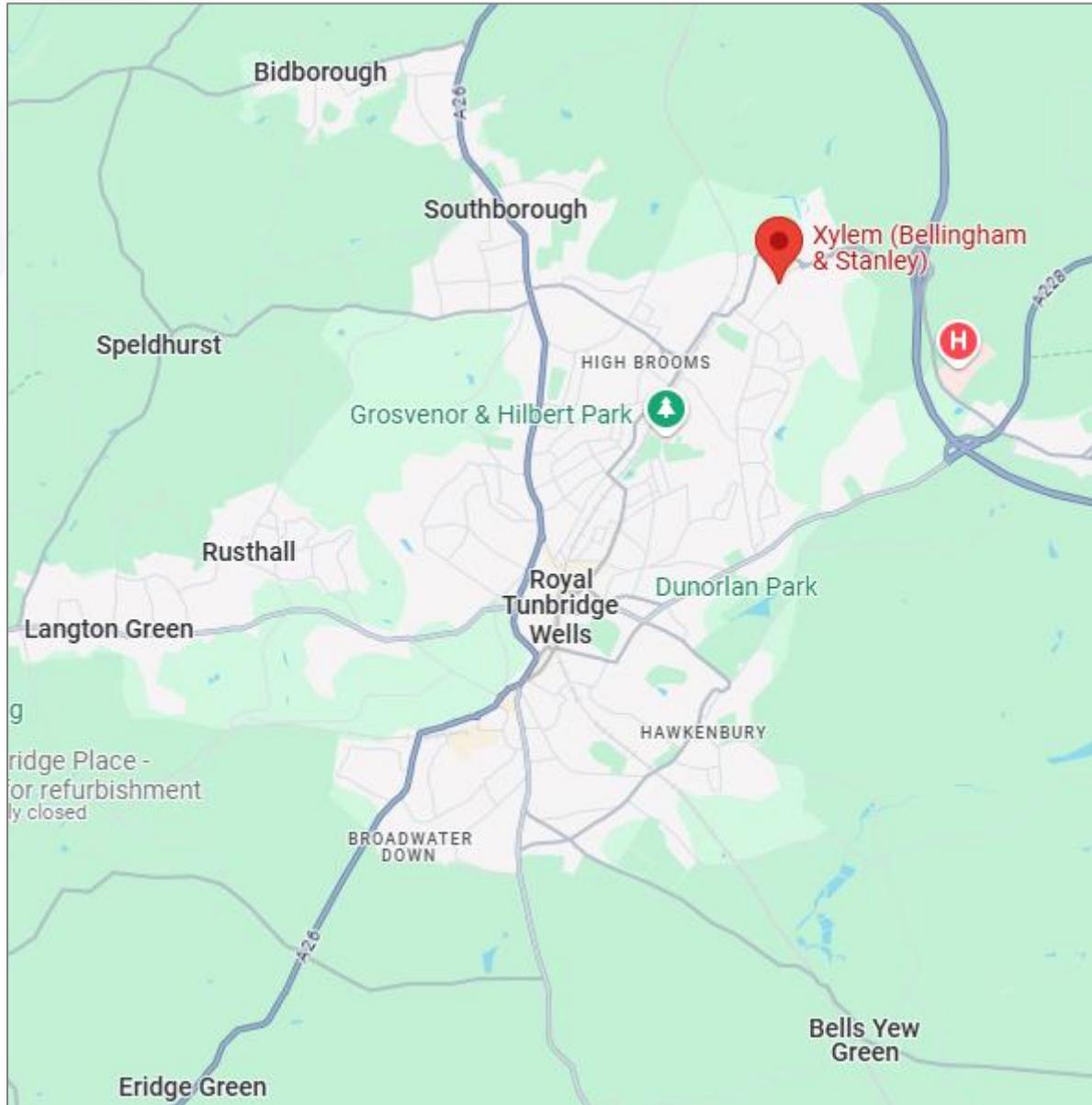
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