

TAVIS HOUSE BUSINESS CENTRE TUNBRIDGE WELLS KENT

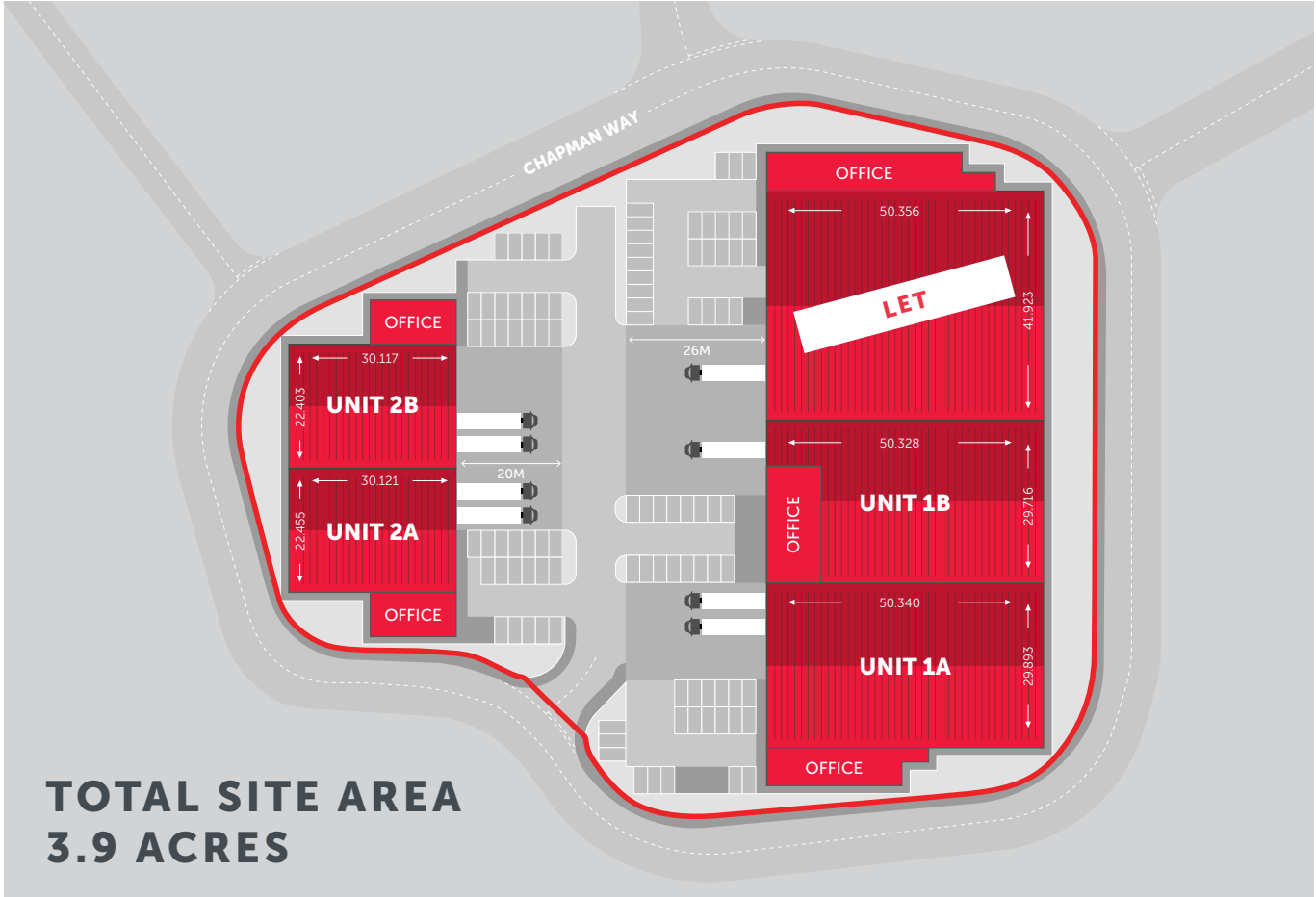
20%
LET

READY FOR OCCUPATION

TO LET
10,548 - 62,420 SQ FT
FIVE NEW INDUSTRIAL /
WAREHOUSE UNITS
CHAPMAN WAY, TN2 3EF



TAVIS HOUSE BUSINESS CENTRE, TUNBRIDGE WELLS
IS AN INDUSTRIAL / WAREHOUSE DEVELOPMENT OF
FIVE NEW BUILD UNITS, READY FOR OCCUPATION.



TOTAL SITE AREA
3.9 ACRES

ACCOMMODATION

| UNIT 1A | SQ FT | SQ M |
|----------------------|--------|----------|
| WAREHOUSE | 16,707 | 1,552.10 |
| GROUND FLOOR OFFICES | 2,377 | 220.80 |
| FIRST FLOOR OFFICES | 2,377 | 220.80 |
| TOTAL (GEA) | 21,461 | 1,993.70 |
| EAVES HEIGHT | | 10M |
| YARD DEPTH | | 26M |
| LOADING DOORS | | 2 |
| PARKING SPACES | | 20 |
| POWER (kVA) | | 200 |

| UNIT 1B | SQ FT | SQ M |
|---------------------|--------|----------|
| WAREHOUSE | 16,538 | 1,536.40 |
| GROUND FLOOR | 646 | 60.00 |
| FIRST FLOOR OFFICES | 2,661 | 247.20 |
| TOTAL (GEA) | 19,845 | 1,843.60 |
| EAVES HEIGHT | | 10M |
| YARD DEPTH | | 26M |
| LOADING DOORS | | 1 |
| PARKING SPACES | | 16 |
| POWER (kVA) | | 200 |

| UNIT 1C | SQ FT | SQ M |
|----------------------|--------|----------|
| WAREHOUSE | 23,305 | 2,165.10 |
| GROUND FLOOR OFFICES | 2,888 | 268.30 |
| FIRST FLOOR OFFICES | 2,888 | 268.30 |
| TOTAL (GEA) | 29,081 | 2,701.70 |
| EAVES HEIGHT | | 10M |
| YARD DEPTH | | 26M |
| LOADING DOORS | | 1 |
| PARKING SPACES | | 26 |
| POWER (kVA) | | 250 |

| UNIT 2A | SQ FT | SQ M |
|----------------------|--------|--------|
| WAREHOUSE | 7,628 | 708.70 |
| GROUND FLOOR OFFICES | 1,469 | 136.50 |
| FIRST FLOOR OFFICES | 1,469 | 136.50 |
| TOTAL (GEA) | 10,566 | 981.70 |
| EAVES HEIGHT | | 8M |
| YARD DEPTH | | 20M |
| LOADING DOORS | | 2 |
| PARKING SPACES | | 18 |
| POWER (kVA) | | 100 |

| UNIT 2B | SQ FT | SQ M |
|----------------------|--------|--------|
| WAREHOUSE | 7,624 | 708.30 |
| GROUND FLOOR OFFICES | 1,462 | 135.80 |
| FIRST FLOOR OFFICES | 1,462 | 135.80 |
| TOTAL (GEA) | 10,548 | 979.90 |
| EAVES HEIGHT | | 8M |
| YARD DEPTH | | 20M |
| LOADING DOORS | | 2 |
| PARKING SPACES | | 20 |
| POWER (kVA) | | 100 |

| COMBINED UNIT 2A & 2B | SQ FT | SQ M |
|-----------------------|--------|----------|
| WAREHOUSE | 15,252 | 1,417.00 |
| GROUND FLOOR OFFICES | 2,931 | 272.30 |
| FIRST FLOOR OFFICES | 2,931 | 272.30 |
| TOTAL (GEA) | 20,574 | 1,961.60 |
| EAVES HEIGHT | | 8M |
| YARD DEPTH | | 20M |
| LOADING DOORS | | 4 |
| PARKING SPACES | | 38 |
| POWER (kVA) | | 100 |



BREEAM
Excellent



50kN/m²
Floor Loading



20% EV
Charging Points



20 - 26m
Yard Depth



Solar PV
Roof Panels



Uses
B1/B2/B8



Secure
Yards



Additional
1.15 MVA Available



EPC
"A"



8 - 10m Eaves
Height



PRIME LOCATION

Tavis House's latest scheme is situated in the affluent town of Tunbridge Wells just 17 miles south of the M25 and easily accessible via the A21 dual carriageway in 20 minutes, providing excellent links to the wider motorway networks serving London & the South East.

Located at the centre of the High Brooms Industrial Area Tavis House Tunbridge Wells offers five high quality new build industrial / warehouse units to let.

Tunbridge Wells town centre, which is 1.7 miles to the south, offers a wide range of retail and recreational facilities. The larger retail parks are located on the adjoining North Farm Industrial Estate.



| | |
|-------------------|---------------------------|
| M25 | 17 MILES / 20 MINS |
| M20 | 18 MILES / 28 MINS |
| DARTFORD CROSSING | 29 MILES / 30 MINS |
| CENTRAL LONDON | 44 MILES / 1 HOUR 28 MINS |
| DOVER | 63 MILES / 1 HOUR 30 MINS |



FROM HIGH BROOMS

| | |
|-----------------------|---------|
| ROYAL TUNBRIDGE WELLS | 3 MINS |
| LONDON BRIDGE | 43 MINS |
| CHARING CROSS | 52 MINS |
| LONDON EUSTON | 64 MINS |



| | |
|---------------------|---------|
| LONDON GATWICK | 35 MINS |
| LONDON CITY AIRPORT | 57 MINS |
| LUTON AIRPORT | 88 MINS |
| HEATHROW AIRPORT | 62 MINS |



RENT

Rent on Application.

BUSINESS RATES

On Application.

TENURE

Leasehold.

TERMS

The units are available on new full repairing and insuring leases on terms to be agreed.

CBRE

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PROPERTIES

TAVISHOUSETUNBRIDGEWELLS.COM

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