

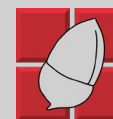


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Land at North Farm Road, High Brooms, Tunbridge Wells, Kent TN2 3DR

1.56 acre industrial site for sale / to let



acorn

Commercial, Investment & Development



- 1.56 acre / 67,953 sqft industrial site for sale or let.
- Available as one entire site, or individual lots.
- Mix of yard and industrial / office buildings.
- 4 buildings across the site measuring c.11,213 sqft.
- Potential to add additional floorspace (stpp).
- Located directly across from High Brooms Railway Station.
- Guide price for sale - £4m (£59 / sqft for land).

Description

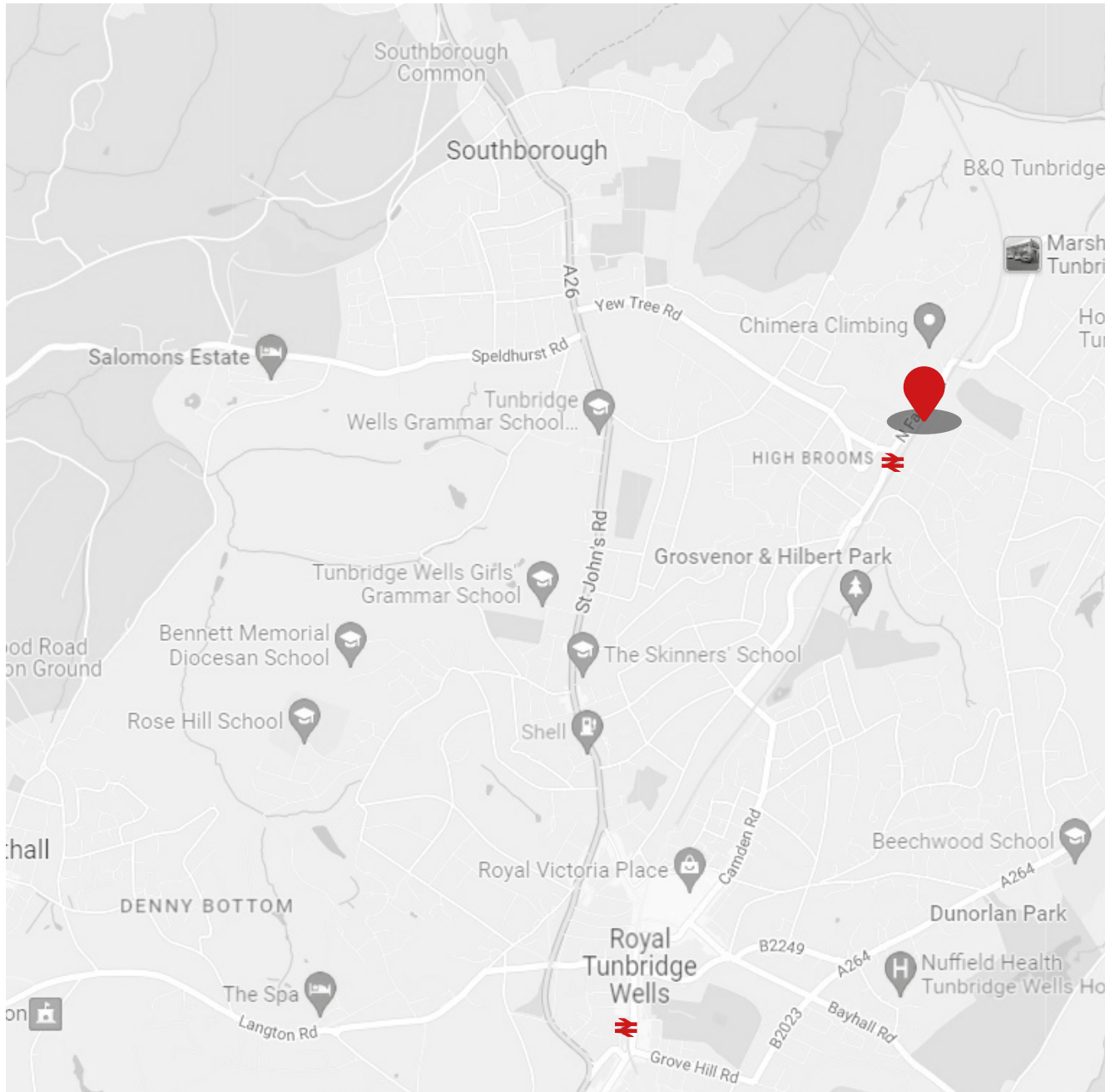
An opportunity to purchase a 1.56 acre industrial site directly adjacent to High Brooms Railway Station. The site is split into 3 separate adjoining parcels of land which is made up of open yard and c.11,213 sqft of built industrial accommodation across 4 separate buildings. The sites are available together or as individual parcels.

Plot 1 - This plot occupies a total site measuring 0.8 acres/34,848 sqft of uncovered yard space occupying a prominent position on the corner of North Farm Road and Chapman Way. The site was formerly a petrol station and has since been de-contaminated following its closure. It is currently occupied by neighbouring MOT centre for storage of cars.

Plot 2 - This plot occupies a total site measuring 0.34 acres /14,810 sqft and comprises a showroom, a workshop and open land. The current building measures c. 3,916 sqft.

Plot 3 - This plot occupies a total site measuring 0.42 acres/18,295 sqft fronting Baldwin Lane and comprises one double height industrial building measuring c. 3,728 sqft and one office/ workshop building which measures c. 3,569 sqft and open land. The industrial building and extension are currently occupied by a car wash whilst Camden House is a two-storey building with warehouse/storage on ground floor and an office on first floor.

Vacant possession can be provided on all 3 plots within 3 months. The site(s)/lot(s) offer potential subject to necessary consents for a business to adapt for their exact needs/requirements. This could involve extending the current buildings, or building a new industrial building(s).



Location

The site fronts North Farm Road, Baldwins Lane and Chapman Way in High Brooms. The South of the site is made up of mainly residential houses and flats whilst to the North/East and West of the site is an abundance of industrial, retail and leisure units. Just across from Chapman Way is the High Brooms industrial Park which has occupiers such as Brewers, Energie Fitness and Plumbase in situ whilst further North along North Farm Road/Dowding Way are retail parks such as the fountains retail park and new lodge retail park which is highly concentrated with an eclectic mix of national retailers including Marks & Spencer's, Odeon Cinemas, Travis Perkins etc.

In terms of road links, the property is close by to both the A21 and A26, is located 1.7 miles from Tunbridge Wells town centre and directly adjacent to High Brooms Railway Station which offers direct services in London Charing Cross, London Canon Street (peak hours) and Hastings.

Terms For Sale (Freehold)

Guide price- £4,000,000 F/H for the whole site.

or

Lot 1 – Guide Price -£2,000,000 F/H.

Lot 2 – Guide Price- £1,050,000 F/H.

Lot 3 – Guide Price- £1,000,000 F/H.

Terms For Let

Offers to rent all or part of the site will be considered subject to rent, covenant strength of the occupier and lease terms.

Business Rates

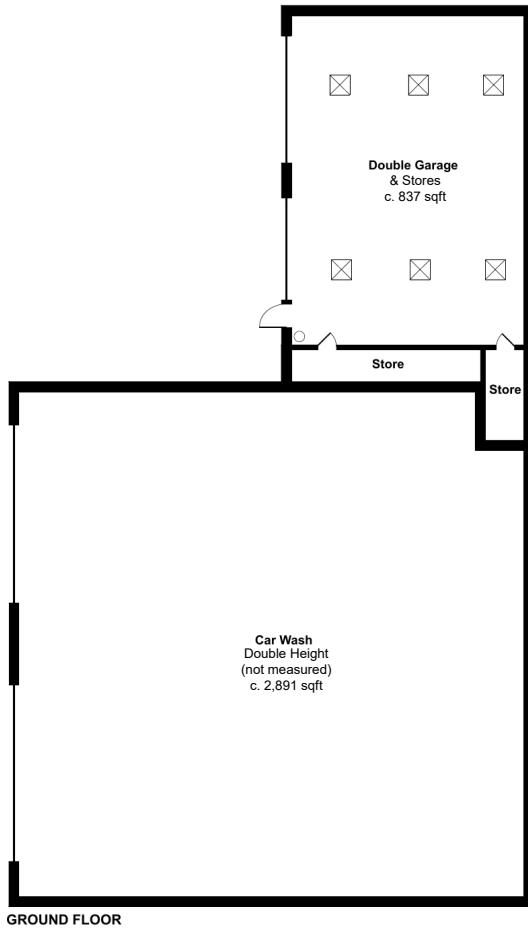
A breakdown of the business rates for separate components of the overall site are available upon request.

VAT

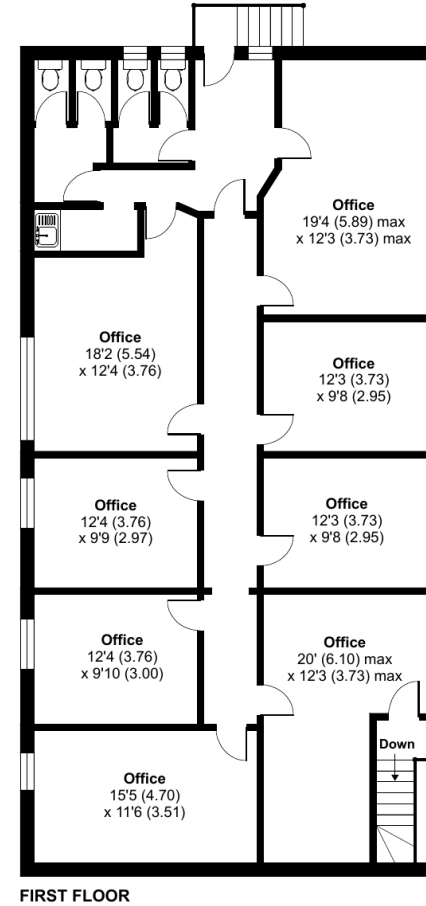
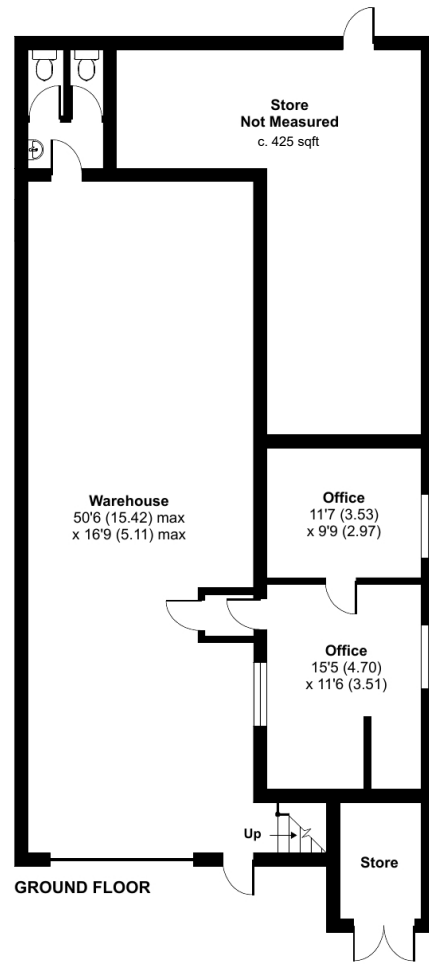
We understand that VAT is applicable on part of the site. Further information is available upon request.



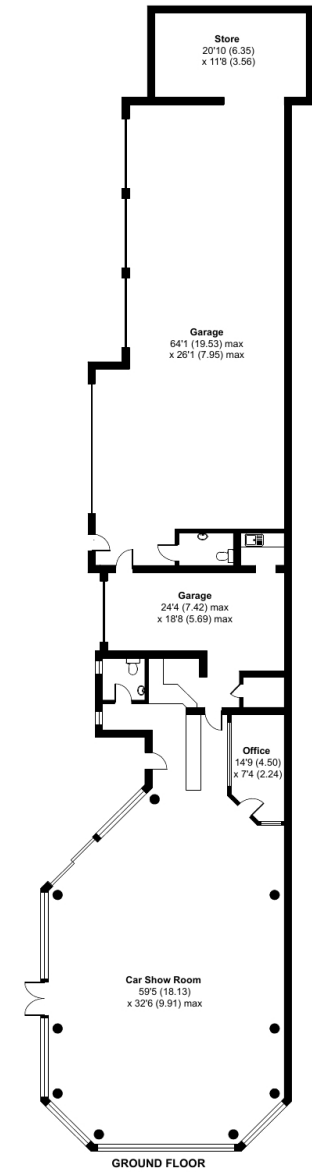
LOT 3
 Approximate Area = 3,728 sqft
 / 346 sqm (NIA)



LOT 3
 Approximate Area = 3,569 sqft
 / 332 sqm (NIA)



LOT 2
 Approximate Area = 3,916 sqft
 / 363.7 (NIA)





EPC

A copy of the EPC's are available upon request.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



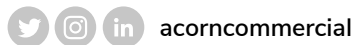
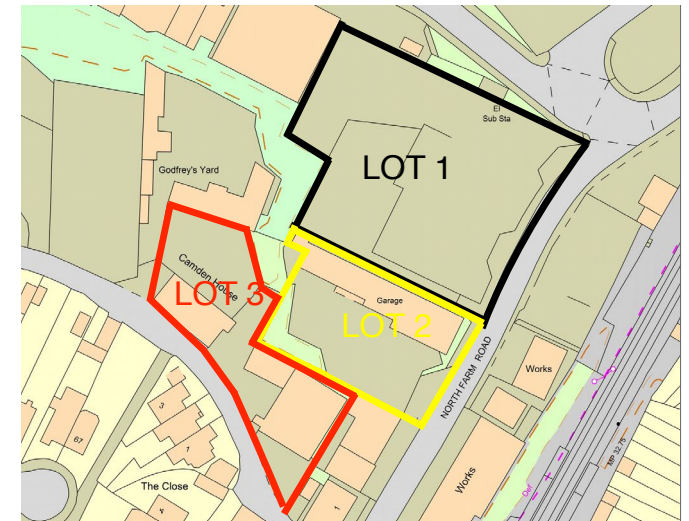
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