

20%
LET

TAVIS HOUSE BUSINESS CENTRE TUNBRIDGE WELLS KENT

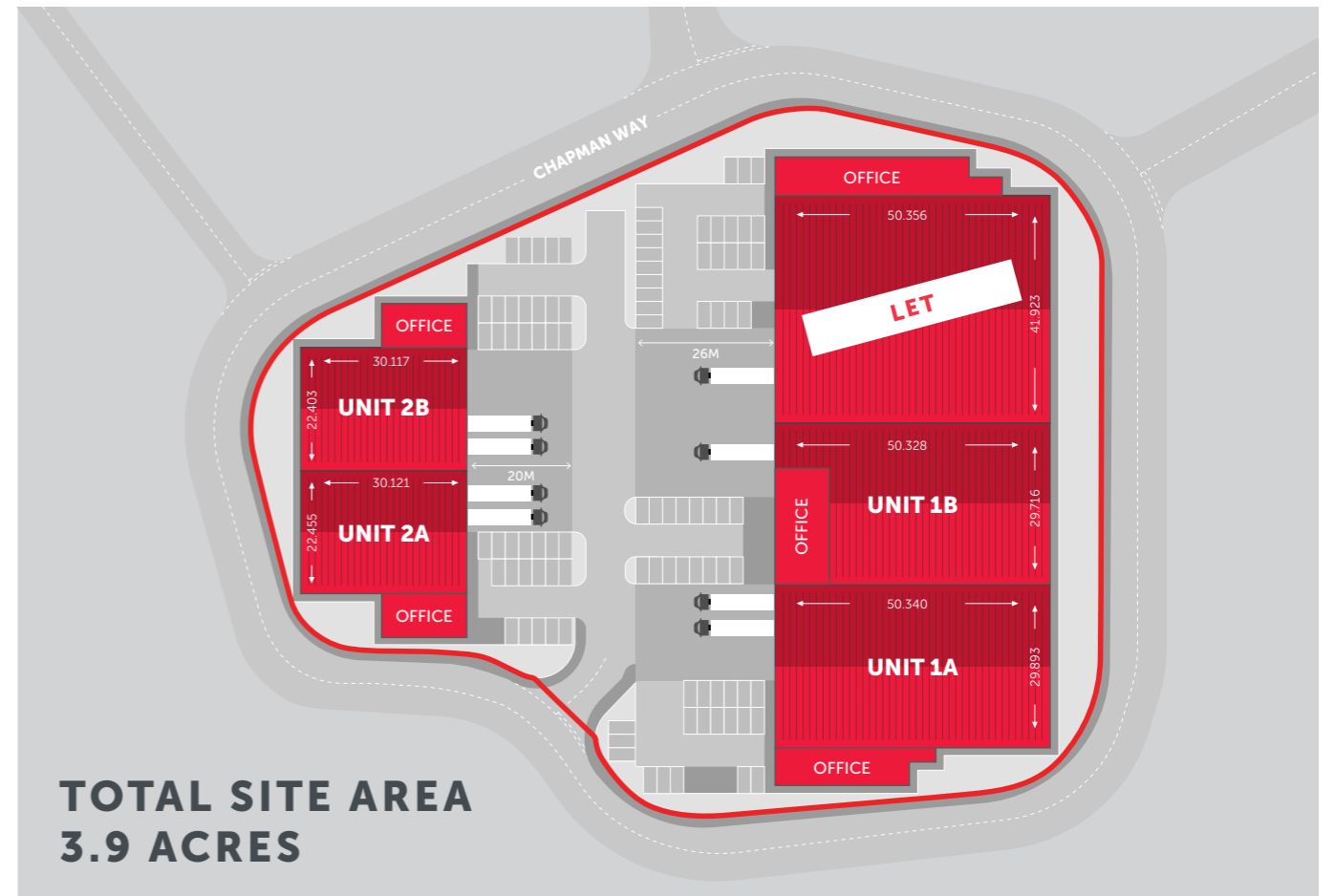
READY FOR OCCUPATION



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.



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 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 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 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

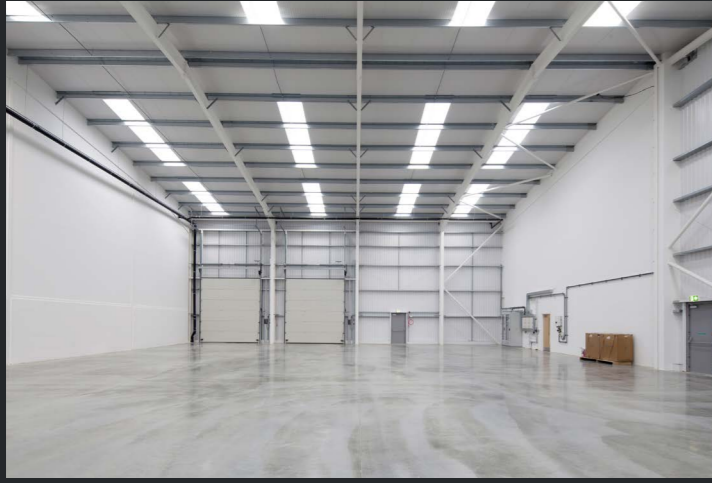
UNIT 1C	SQ FT	SQ M
WAREHOUSE	23,305	2,165.10
GROUND FLOOR OFFICES	2,888	268.30
FIRST FLOOR OFFICES	2,888	268.30
TOTAL (GEA)	27,081	2,701.70
EAVES HEIGHT		10M
YARD DEPTH		26M
LOADING DOORS		1
PARKING SPACES		26
POWER (KVA)		250

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

LET

- 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.



CHRIS KNIGHT

+44 (0) 7872 822 528
chris.knight@cbre.com

NATHAN BOYLE

+44 (0) 7554 779 939
nathan.boyle@cbre.com

TOBY KING THOMPSON

+44 (0) 7919 145 652
toby.kingthompson@cbre.com



MARK COXON

+44 (0) 7969 973 809
mcoxon@caxtons.com

JAMES SQUIRE

+44 (0) 7464 627 302
jsquire@caxtons.com



TAVISHOUSETUNBRIDGEWELLS.COM

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. March 2026. designed & produced by **CORMACK** - cormackadvertising.com