

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
UP TO 1.15 MVA AVAILABLE
CHAPMAN WAY, TN2 3EF



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



BREEAM Excellent



50kN/m² Floor Loading



20% EV Charging Points



20 - 26m Yard Depth



Solar PV Roof Panels



Uses B1/B2/B8



Secure Yards



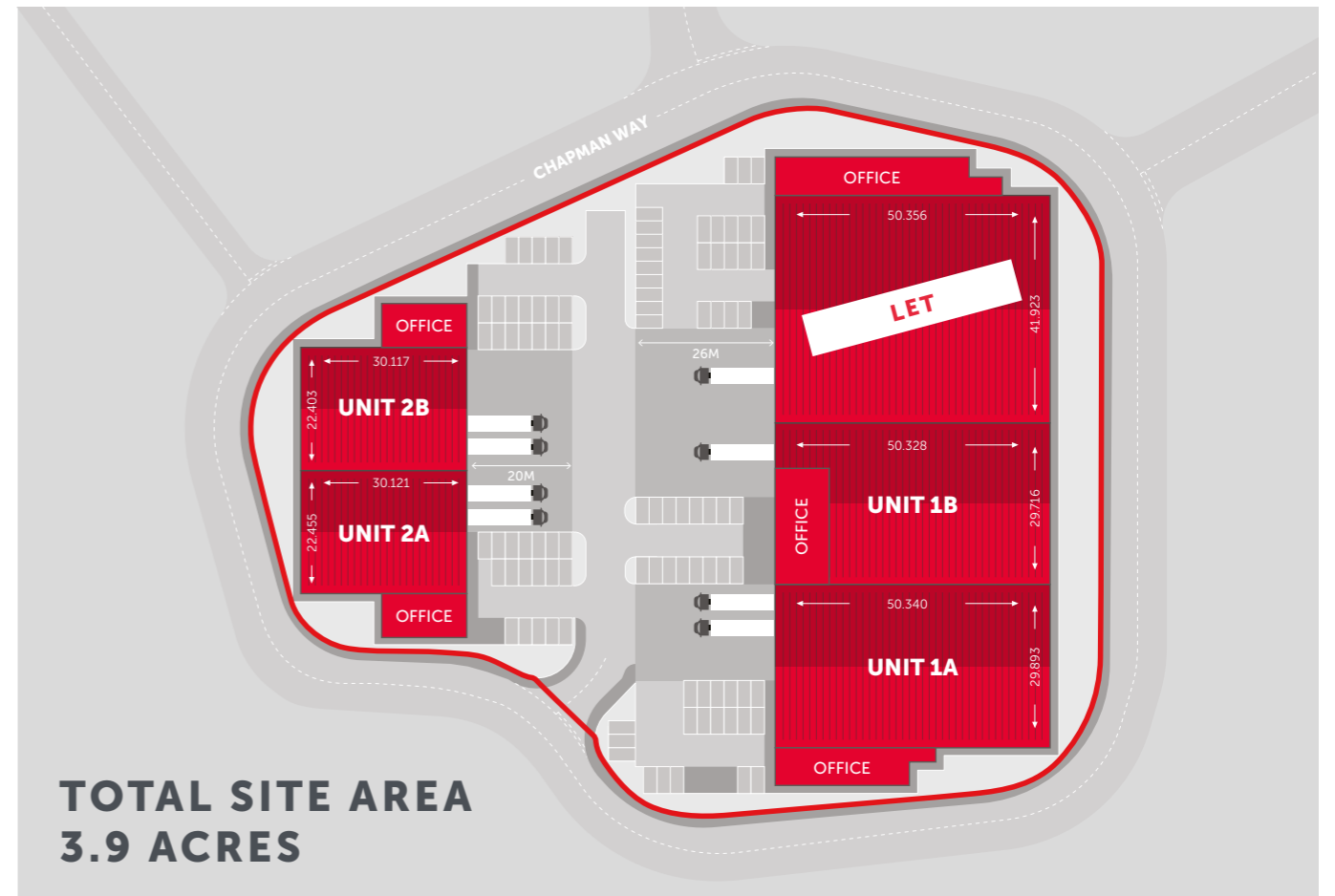
Additional 1.15 MVA Available



EPC "A"



8 - 10m Eaves Height



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



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.

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PROPERTIES

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