

# TO LET

3.2 ACRE  
CONCRETED IOS  
& INDUSTRIAL  
SITE,  
KINGSTANDING  
WAY, TUNBRIDGE  
WELLS, KENT  
TN2 3UP

**3.2 Acres**  
**1.3 Hectares**

- 3.2 Acres of Fully Concreted Hardstanding
- Available Whole or Plots from 0.25 Acres
- Units of 17,448 sq ft & 6,823 sq ft
- Secure Perimeter Fencing & Gated Access

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## LOCATION

The site occupies a well-established commercial and industrial location on the outskirts of Tunbridge Wells, with immediate access onto Kingstanding Way and direct connectivity to the A21. Junction 5 of the M25 is approximately 18 miles to the north, placing Central London within an hour's drive and providing onward access to the wider South East motorway network.

Tunbridge Wells town centre lies approximately 2 miles from the site, offering a mainline rail service to London Charing Cross with journey times from around 55 minutes, alongside a full range of local amenities and services.

## DESCRIPTION

3.2 Acre Concreted IOS & Industrial Site | Two Warehouse Units + Outdoor Storage Plots | Tunbridge Wells

A rare opportunity to occupy a concreted low site cover industrial and Industrial Outdoor Storage (IOS) space at Kingstanding Way - a well-established commercial location on the outskirts of Tunbridge Wells.

Extending to approximately 3.2 acres in total, the site offers a fully concreted surface with generous external space relative to the built accommodation, a combination that is increasingly difficult to find in this market.

The property is available as a whole or in part, with two warehouse units and up to three dedicated IOS plots offered separately or in combination to suit a wide range of occupier requirements.

Unit 1 provides a substantial shed of 17,448 sq. ft., whilst Unit 2 offers a more compact 6,823 sq. ft. shed. Both units benefit from secure concreted yard space and offer strong flexibility for a variety of industrial and storage uses.

In addition, up to three IOS plots from 0.25 acres are available - each offering secure yard space suited to a range of IOS occupiers.

## ACCOMMODATION

3.2 acre site as a whole.

Name	Size
Unit 1	17,448 sq ft (1,620.92 sq m)
Unit 2	6,823 sq ft (633.86 sq m)
<b>Total</b>	<b>3.2 Acres (1.3 Hectares)</b>

## TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## RENT

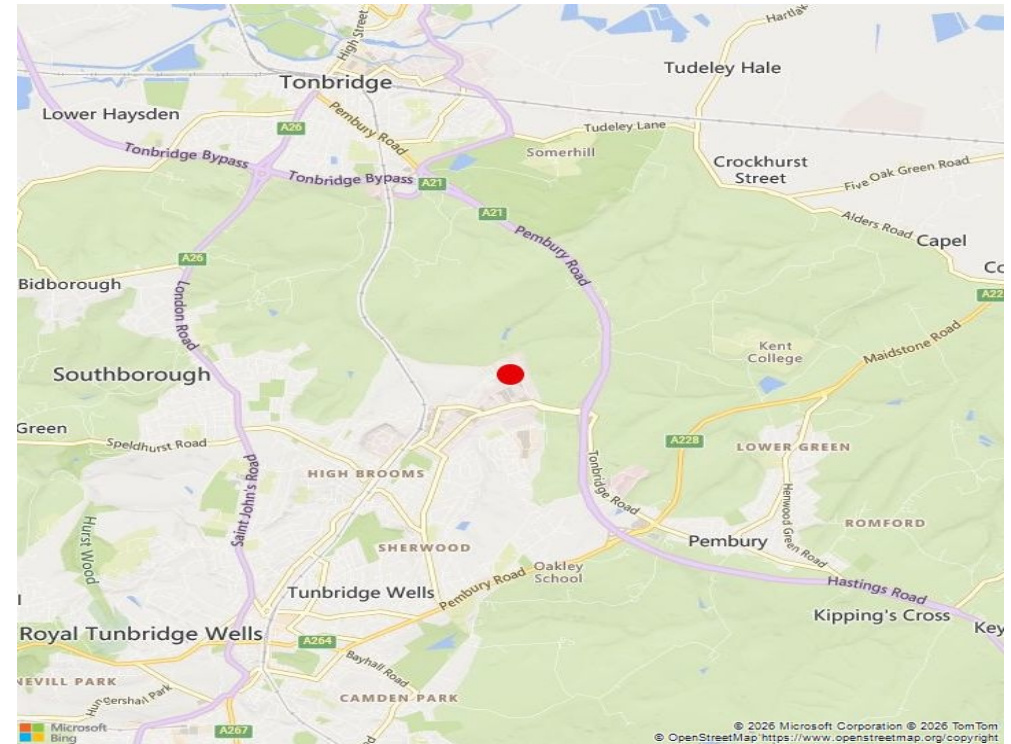
Rent quoted exclusive of outgoings and VAT.

## LEGAL COSTS

Occupiers to cover their own legal costs.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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