

# TO LET

KINGSTANDING  
WAY, TUNBRIDGE  
WELLS, KENT  
TN2 3UP

**Up to 3.2 acres of low  
site cover industrial  
space.**

**(1.29 Hectares)**

- To Let as a Whole, or Separate Plots Available
- 2 industrial & trade counter units
- Secured with fencing & gates
- Concreted IOS Plots from 0.25 acres

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## LOCATION

Kingstanding Way is a well-regarded commercial and industrial address situated on the outskirts of Tunbridge Wells, Kent. The town benefits from excellent road connections, with the A21 providing direct access to the M25 motorway and onwards to London and the wider South East. Tunbridge Wells town centre, mainline rail station and a broad range of amenities are all within easy reach.

## DESCRIPTION

A rare opportunity to acquire 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, there are up to three Industrial Outdoor Storage plots from 0.25 acres available, each offering secure yard space suited to a range of IOS occupiers.

## ACCOMMODATION

Unit 1: 17,448 sq. ft.

Unit 2: 6,823 sq. ft.

<b>Name</b>	<b>Size</b>
<b>Total</b>	<b>Up to 3.2 acres (1.29 Hectares)</b>

## TERMS

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

## RENT

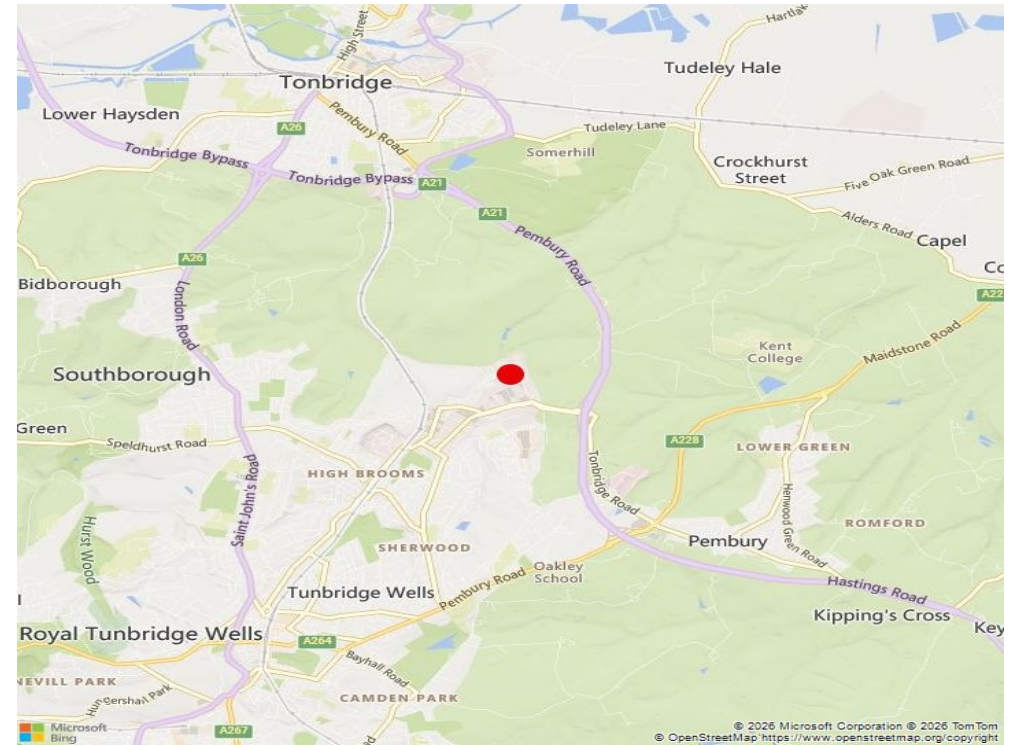
On application.

## 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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