

**TO LET**

# COLEBROOK INDUSTRIAL ESTATE

TUNBRIDGE WELLS • KENT • TN2 3DG



- PRIME RETAIL LOCATION
- EXCELLENT MOTORWAY ACCESS TO THE A21 AND M25
- IDEAL FOR TRADE COUNTER OR INDUSTRIAL/WAREHOUSE USES

TRADE COUNTER/INDUSTRIAL/ WAREHOUSE UNITS  
FROM 1,162 SQ FT (108 SQ M)





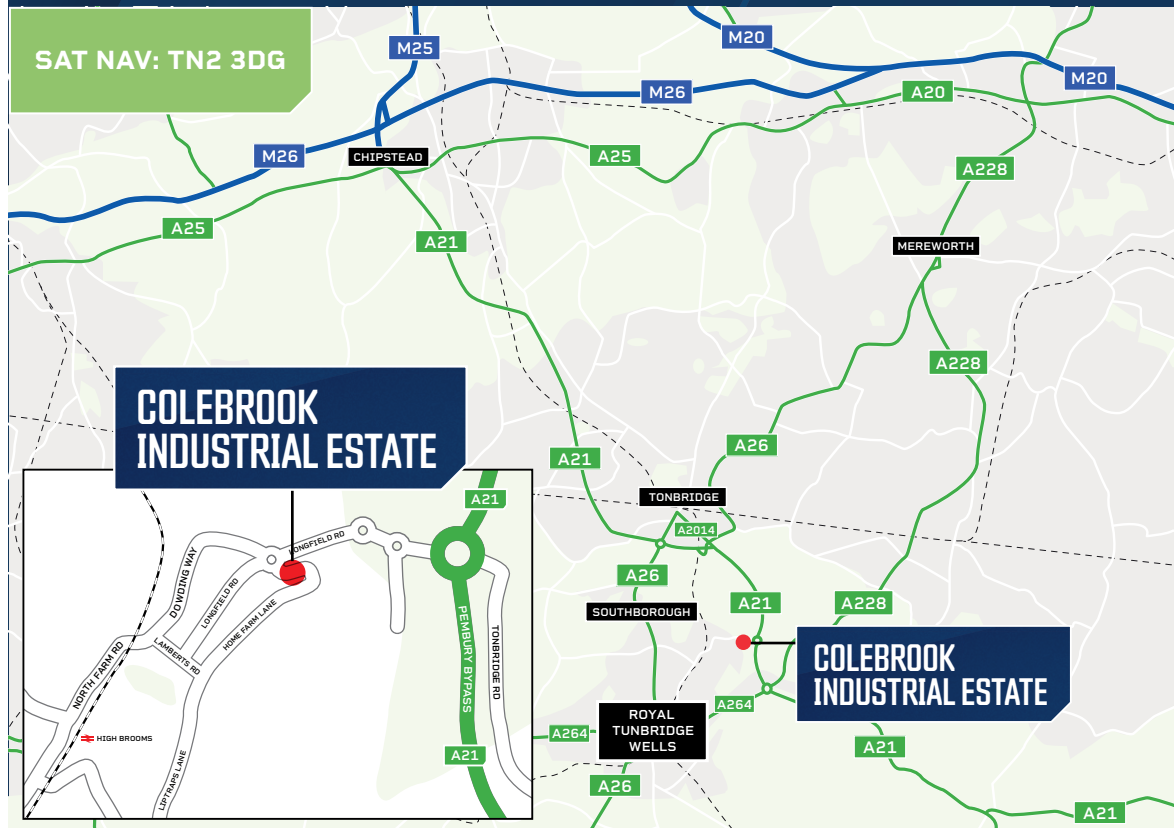


## Location

Royal Tunbridge Wells is an affluent and historic spar town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which services the M25 at Junction 5. There is a main line station situated at Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property forms part of the Colebrook Industrial Estate which is situated less than 1 mile from the A21 Pembury By-Pass via Longfield Road, and a little over 2 miles North East of Tunbridge Wells town centre.



## Description

The Colebrook Industrial Estate comprises 33 units ranging from 1162 sq ft (108 sq m) to 1,750 sq ft (163 sq m) ideal for trade counter due to its prominent location or industrial/warehouse uses.

## Terms

The properties are available on new leases and flexible terms are available. Guidance on rental levels is available to the joint sole agents.



ALL ENQUIRIES:

**bracketts** est. 1828  
CHARTERED SURVEYORS  
01892 533733  
27-29 High Street, Tunbridge Wells, Kent TN1 1UU  
— [bracketts.co.uk](http://bracketts.co.uk) —

**DARRELL BARBER**  
[darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

**caxtons**  
commercial  
agency  
01622 234886  
[caxtons.com](http://caxtons.com)

**MARK COXON**  
[mcoxon@caxtons.com](mailto:mcoxon@caxtons.com)

## COLEBROOK INDUSTRIAL ESTATE, LONGFIELD ROAD, TUNBRIDGE WELLS TN2 3DG

SUBJECT TO CONTRACT

UNIT	SIZE sq ft	SIZE sq m	RENT pa	AVAILABILITY
3	1,175	109	£18,000	Available
6	1,250	116	£18,000	Available
21 Mezzanine	1,170 1,116	109 104	£19,000	Available
23	1,170	109	£18,000	Available
31 Mezzanine	1,175 1,100	109 103	£19,000	Available

This sheet accompanies the marketing particulars for the above property and interested parties should refer to both documents for full information.

Measurements are on an approximately Gross Internal Area basis.

