

# Trade / Showroom For Sale

**CORE**  
COMMERCIAL  
01892 834483



Unit 2, Enterprise Centre  
North Farm Road

## TUNBRIDGE

## WELLS

Kent TN2 3DR

### Location

Tunbridge Wells is about 35 miles south of London, 12 miles south of junction 5 of M25 off the A21 Hastings trunk road. The property is located at the front of the North Farm Estate, near High Brooms Railway station.

### Description

A steel framed trade / showroom unit with brickwork to 7ft, profiled steel cladding and roof. Concrete floor. Roller shutter door and glazed pedestrian entrance. 3 phase power, heating & lighting. Toilets. Kitchen. Small secure storage area to rear. Full mezzanine floor providing offices and toilet. 4 car parking spaces plus loading area.

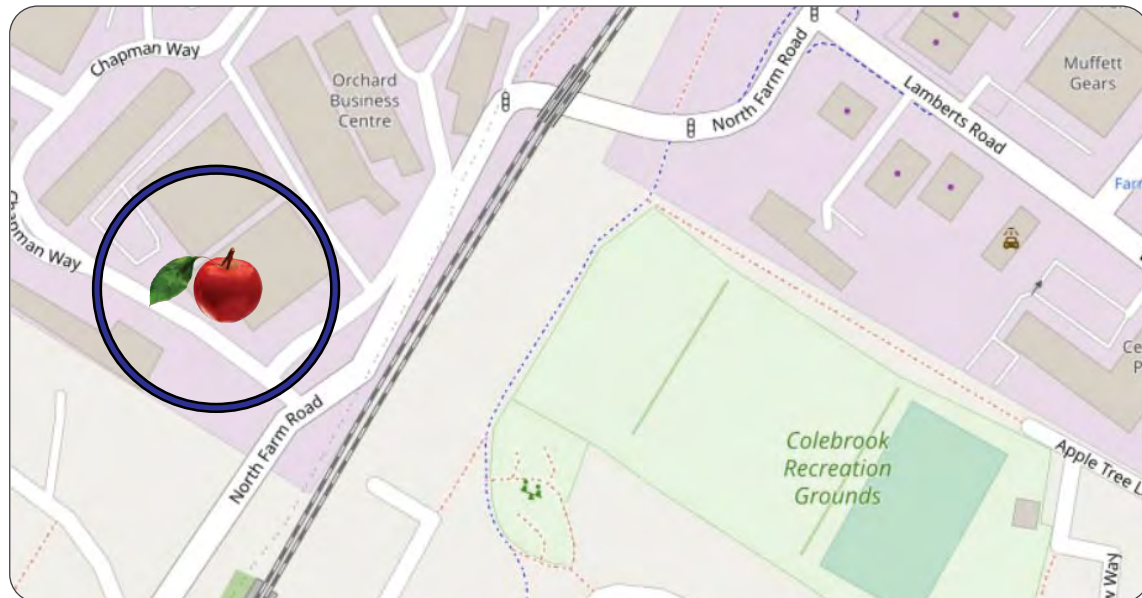
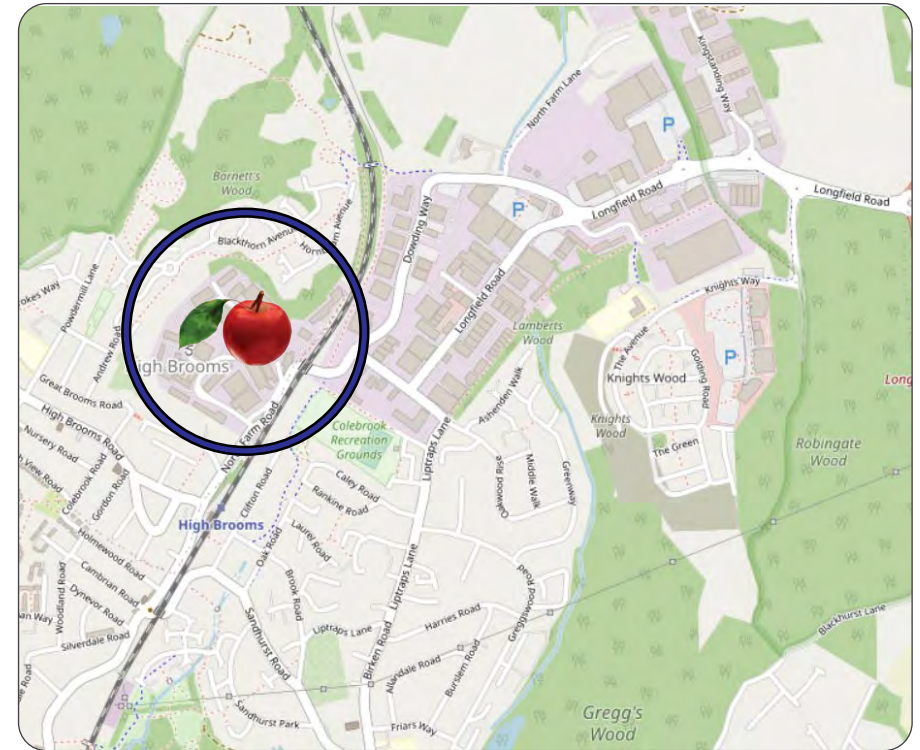
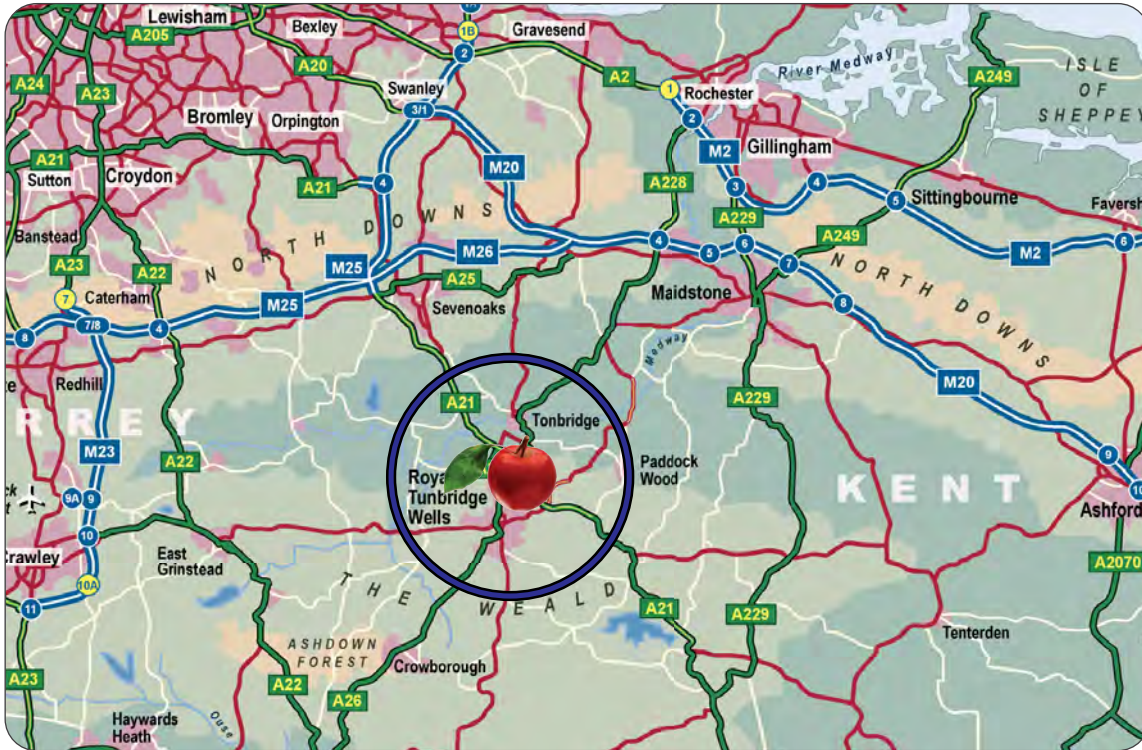
Ground	1,678	
First	<u>1,426</u>	<b>3,104 sqft</b>

The adjoining unit is also potentially available by separate negotiation (currently let).

### Terms

For sale **freehold** in excess of **£350,000**.  
**NO VAT**. Business rates to be reassessed.

**3,104 sqft**




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