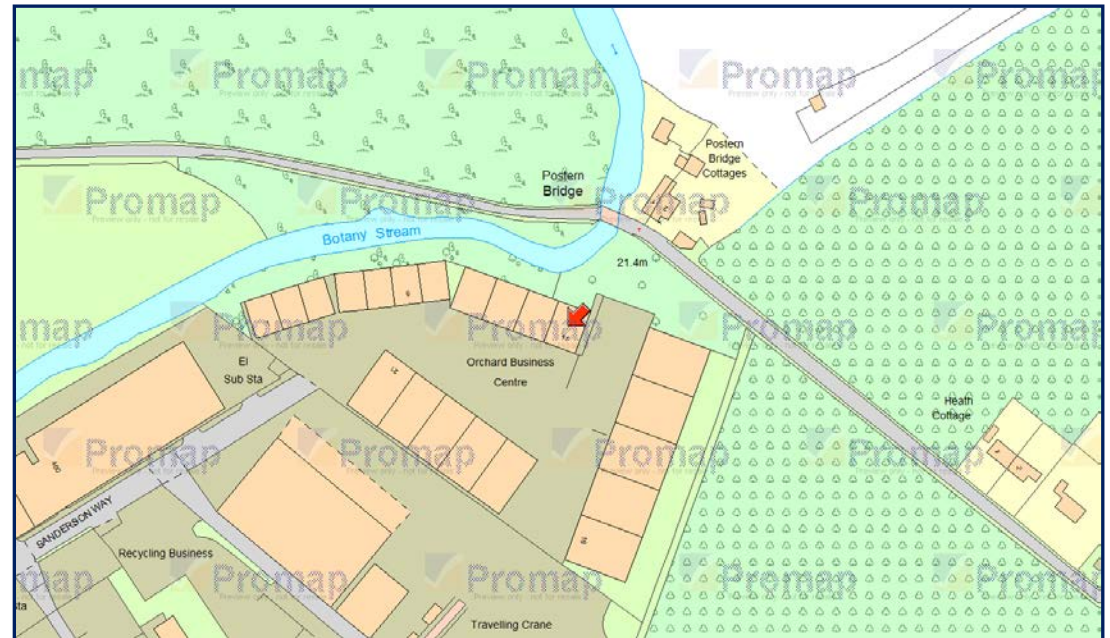


WAREHOUSE/INDUSTRIAL UNIT
1,943 SQFT (180.5 SQM) plus mezzanine
TO LET



WAREHOUSE/INDUSTRIAL UNIT
1,943 SQFT (180.5 SQM)
TO LET

11 Orchard Business Centre
Sanderson Way
Tonbridge
Kent
TN9 1QF



132 High Street
Tonbridge
Kent
TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733

LOCATION

The Orchard Business Centre is situated to the east of the town centre accessed off Sanderson Way and Vale Road which is the principal road running through the town's industrial estates. The A21 is some 0.7 miles to the south providing a dual carriageway link to Junction 5 M25 at Sevenoaks. The property is within around 0.7 miles of Tonbridge town centre and mainline station.

DESCRIPTION

Unit 11 comprises an end terraced unit in a block of 4 of conventional steel portal framed construction below a coated steel insulated roof with rooflights. The unit has a single roller shutter loading door. There is a mezzanine floor installed providing a mix of storage and office space.

FLOOR AREAS

The unit has the following approx. gross internal floor areas:

Floor	Description	Sq. M	Sq. Ft
Ground	Warehouse / Sales	180.50	1,943
First/ Mezzanine	Offices / Store	142.00	1,528
Total		322.50	3,471

AMENITIES/SPECIFICATION

- Some air conditioning installed
- Separate male and female WC's
- Three phase electricity
- Approx 18ft eaves height
- 6 car spaces

RENT

£25,000 per annum payable quarterly in advance plus VAT

BUSINESS RATES

The unit has a Rateable Value of £15,750.
Currnet UBR 2018/2019 49.3 p in the £

TERMS

Available to be let by way of a new full repairing and insuring lease for a lease term by arrangement.

RENT DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

ENERGY PERFORMANCE CERTIFICATE

To follow.

POSSESSION

Possession will be granted upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment through sole agents
Bracketts – 01732 350503.

Contact: Jeffrey Moys
Email: jeff@bracketts.co.uk

John Giblin
Email: john.giblin@bracketts.co.uk

Important Notice:

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