

**WAREHOUSE/INDUSTRIAL UNIT  
WITH HIGH OFFICE CONTENT  
12,392 SQFT (1,151.25 SQM)  
**TO LET**  
**OR FOR SALE FREEHOLD****



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WITH HIGH OFFICE CONTENT  
12,392 SQFT (1,151.25 SQM)  
TO LET  
OR FOR SALE FREEHOLD**

**17-18 Orchard Business Centre  
Sanderson Way  
Tonbridge  
Kent  
TN9 1QF**



132 High Street  
Tonbridge  
Kent  
TN9 1BB

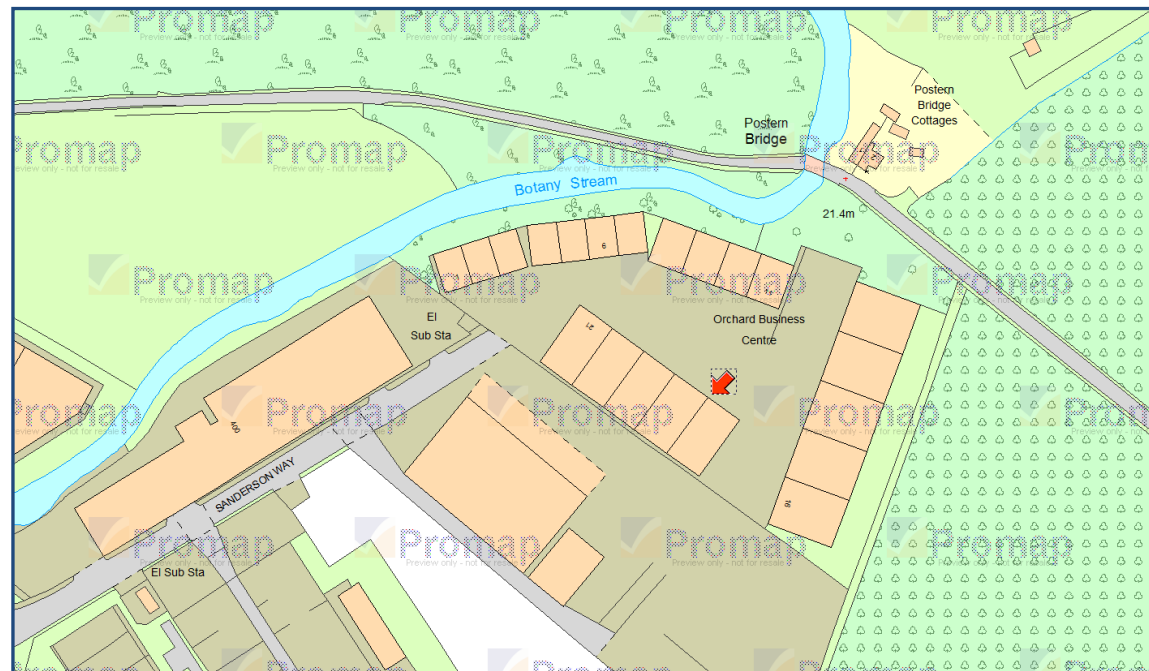
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

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

Units 17 & 18 comprise an end and inner terraced unit respectively in a block of 5. The units are of conventional steel portal framed construction below a coated steel insulated roof with rooflights.

The units interconnect at both ground and first floors. Both units have first/mezzanine floors providing various office areas and storage space.

## FLOOR AREAS

The units have the following approx. gross internal floor areas:

<b>Unit 17</b>	<b>Sqft</b>	<b>Sqm</b>
GROUND FLOOR	4,242	394
FIRST/MEZZANINE	3,793	352.4
<b>UNIT 18</b>		
GROUND FLOOR	2,988	277.6
FIRST/MEZZANINE	1,369	127.2
<b>TOTAL</b>	<b>12,392</b>	<b>1,151.25</b>

## AMENITIES/SPECIFICATION

- Air conditioned office accommodation
- Canteen
- 1000kg hoist
- Two electrically operated roller shutter loading doors
- Extensive office accommodation principally at first floor
- Three phase electricity
- About 20 car spaces

## TERMS

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

## RENT

**£70,000 per annum** payable quarterly in advance. No VAT is payable.

## FREEHOLD SALE

Alternatively, our clients will consider a freehold disposal. **Price £1,000,000** subject to contract.

## BUSINESS RATES

The units are currently assessed along with Unit 19. A new rating assessment will be required.

## 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](mailto:jeff@bracketts.co.uk)

January 2018

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