

**WAREHOUSE/INDUSTRIAL**  
**4,357 SQ FT (405 SQ M)**  
**TO LET OR FOR SALE FREEHOLD**



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**4,357 SQ FT (405 SQ M)**

**TO LET OR FOR SALE FREEHOLD**

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



132 High Street  
Tonbridge  
Kent  
TN9 1BB

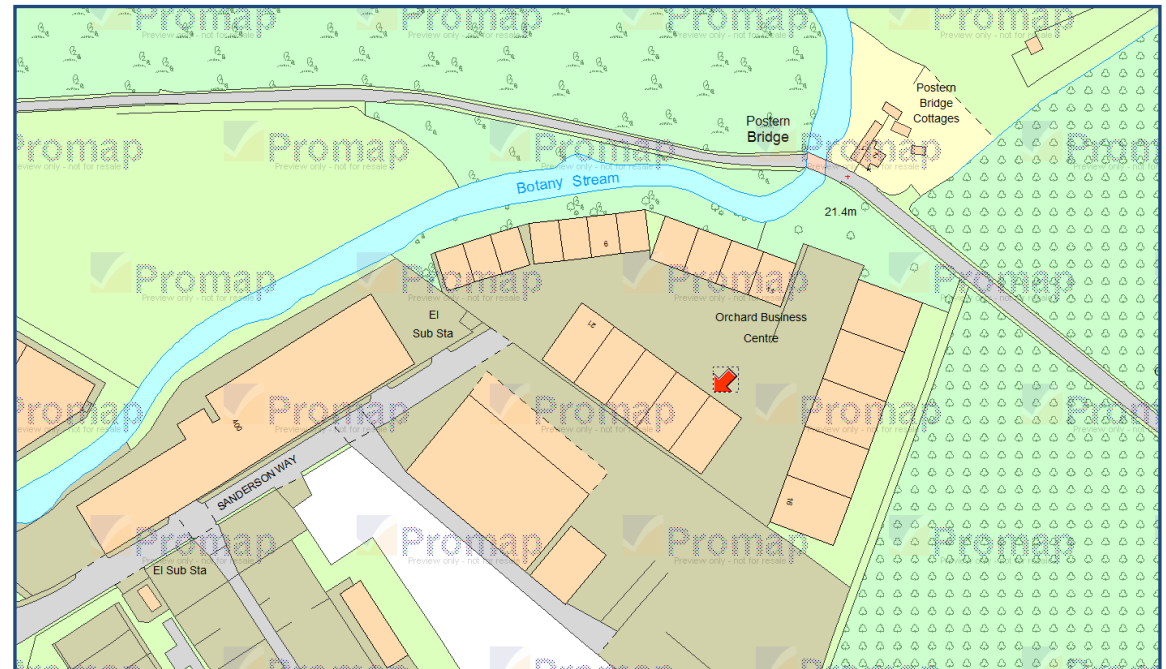
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

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

Unit 18 comprises an inner terraced unit in a block of 5. The unit is of conventional steel portal framed construction below a coated steel insulated roof with rooflights.

The unit has a first/mezzanine floor providing an office area and kitchen/canteen.

## FLOOR AREAS

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

<b>Unit 18</b>	<b>Sqft</b>	<b>Sqm</b>
GROUND FLOOR	2,988	277
FIRST/MEZZANINE	1,369	127
<b>TOTAL</b>	<b>4,357</b>	<b>405</b>

## AMENITIES/SPECIFICATION

- Electrically operated roller shutter loading door
- Three phase electricity
- About 10 car spaces

## TERMS

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

## RENT

**£30,000 per annum** payable quarterly in advance. No VAT is payable.

## FREEHOLD SALE

Alternatively, our clients will consider a freehold disposal. **Price £450,000** subject to contract.

## BUSINESS RATES

The unit is 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

The unit has a C EPC rating.

## 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:

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