

**WAREHOUSE/INDUSTRIAL UNIT  
LEASE FOR ASSIGNMENT**  
**4,904 sqft (455.6 sqm)**



# WAREHOUSE/INDUSTRIAL UNIT LEASE FOR ASSIGNMENT 4,904 sqft (455.6 sqm)

**Unit 9  
Tannery Road Industrial Estate  
Tannery Road  
Tonbridge  
Kent  
TN9 1RF**



132 High Street  
Tonbridge  
Kent  
TN9 1BB

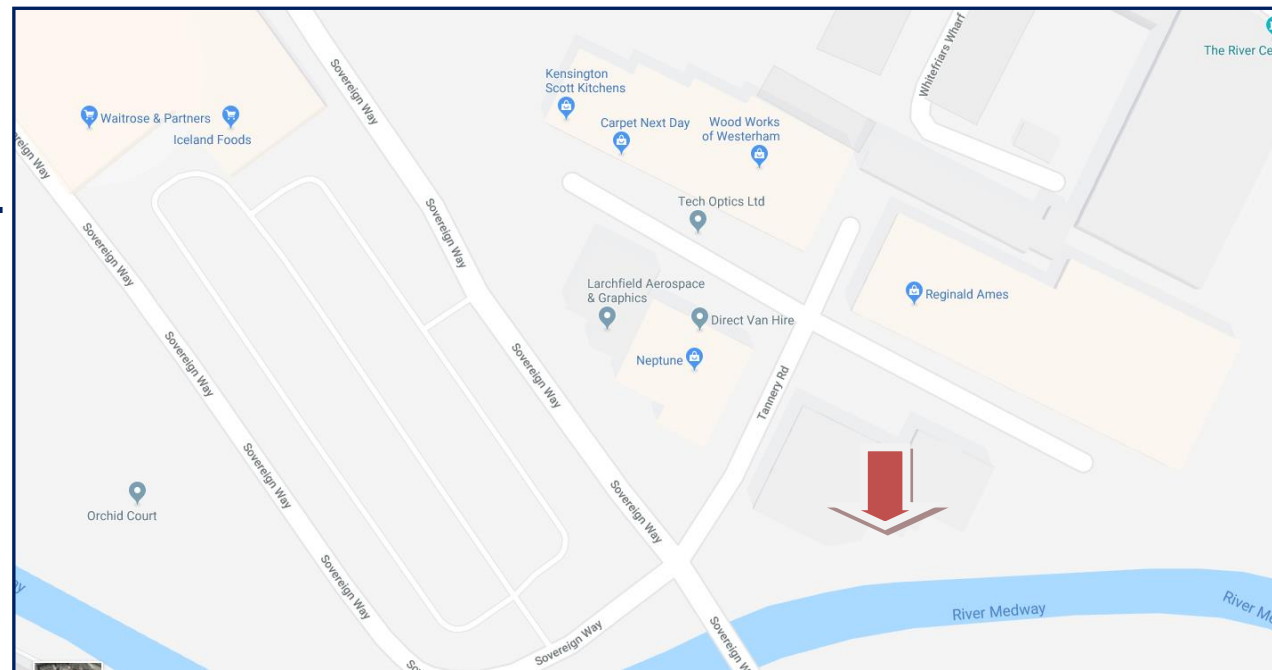
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## Energy Performance Certificate

Non-Domestic Building



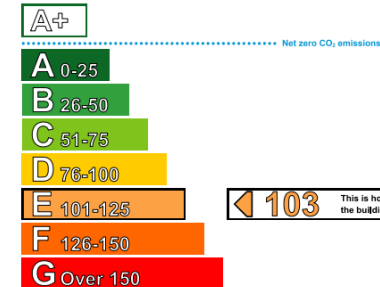
Unit 9, Tannery Road  
TONBRIDGE  
TN9 1RF

Certificate Reference Number:  
0050-0035-2459-4070-9096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient



Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 443  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 81.21  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
77	If typical of the existing stock

## LOCATION

The Tannery Estate is situated in the town centre just off Sovereign Way. Vehicular access is via the A26 Vale Road which links up with the A21 to the south providing a direct dual carriageway link to Junction 5 M25 around 8 miles to the north.

The town centre and its amenities and shops are within 300 yards. Tonbridge mainline station is 500 yards providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes.

## DESCRIPTION

Comprises an end of terrace unit of steel portal frame construction with part brick and part clad elevations together with a covered loading canopy.

## FLOOR AREAS

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

FLOOR	Sqft	Sqm
Ground Floor Warehouse/Offices	3,776	350.8
First Floor Offices	760	70.6
<b>Gross Internal Floor Area approx</b>	<b>4,536</b>	<b>421.4</b>
Covered Loading Canopy	368	34.2

## AMENITIES/SPECIFICATION

- Approx 6m eaves
- Roller shutter up and over loading door
- Gas fired hot air blower
- Separate male and female WCs
- Covered loading bay
- High office content
- 3 phase electricity
- 9 car parking spaces

## TERMS

The unit is available by way of an assignment of the existing lease held for a term expiring 28<sup>th</sup> September 2020. The lease is on terms within the Landlord & Tenant Act 1954.

## RENT

**£37,700 per annum payable plus VAT quarterly in advance**

## SERVICE CHARGE

A service charge is payable to cover the upkeep and maintenance of the Estate – details upon application.

## RENTAL 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.

## BUSINESS RATES

From the VOA website the unit has a rateable value of £37,500 with a description of Warehouse Offices and Premises.

## 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.**

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