



TO LET 302.8 SQ M (3,260 SQ FT)

BUSINESS UNIT

**8 TANNERY ROAD INDUSTRIAL ESTATE, off SOVERGEIGN WAY, TONBRIDGE,
KENT TN9 1RF**

est. 1828
bracketts

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off SOVEREIGN WAY
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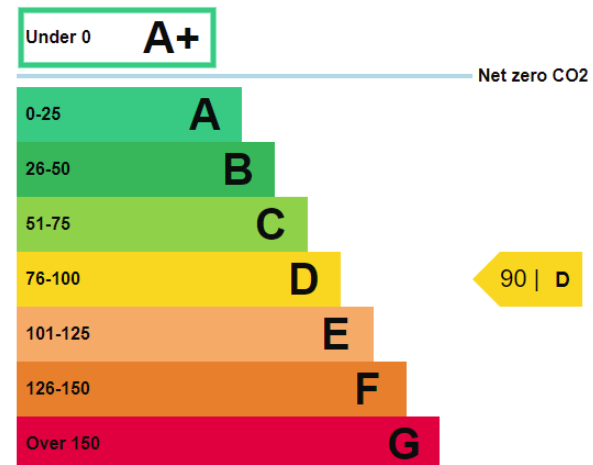
bracketts est. 1828

132 High Street
Tonbridge
Kent TN9 1BB
Tel: (01732) 350503
E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,
Tunbridge Wells, Kent
Tel: (01892) 533733

This property's current energy rating is D.



LOCATION

The Tannery Estate is situated on the fringe of Tonbridge 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 within a minimum journey time of around 35 minutes.

DESCRIPTION

The property comprises an end terraced unit of steel portal framed construction with part brick and part clad elevations, with a covered loading area.

FLOOR AREA

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

	Sq m	Sq ft
Warehouse (Ground Floor Office, First Floor Office and Canopy)	302.8	3,260

AMENITIES / SPECIFICATION

- 6 Car parking spaces
- Separate male & female WCs
- 3 phase electricity
- Approx. 6m eaves
- Roller shutter up and over door
- Reception office / trade counter

TERMS

The unit is available by way of a new repairing and insuring lease for a term to be agreed.

RENT

£42,000 per annum payable quarterly in advance.

VAT

VAT is payable.

SERVICE CHARGE

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Dom Barber

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Subject to contract

Important Notice

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