

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

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PROPERTY
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TO LET

INDUSTRIAL AND WAREHOUSE – 6,643 SQ FT (617.13 SQ M)

Unit 2 Botany Trading Estate, Sovereign Way, Tonbridge, TN9 1RS

DESCRIPTION

The property, which is undergoing extensive refurbishment, comprises a concrete portal frame construction with brick faced elevations below a pitched roof incorporating intermittent roof lights. To the front of the unit is a single storey office/amenity block providing offices, separate male & female WCs and a kitchenette.

The warehouse/production area is accessed via 2 full height roller shutter doors, 1 on the side elevation and the other on the rear elevation. There are good sized dedicated side and rear yard areas.

LOCATION

The property is located on Sovereign Way, a busy main thoroughfare in an established industrial/trade location on the edge of Tonbridge town centre. The A21 bypass is around 1.5 miles to the south via Woodgate Way which provides a direct link to the M25 at Junction 5 around 8 miles to the north.

Tonbridge town centre, shops and mainline station are within approximately half a mile to the west. Notable occupiers on the estate include ATS Euromaster, Brandon Tool Hire, Sealclean and John Newton & Company.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	4,846	450.19
Ground Floor Offices / Ancillary Areas	1,797	166.94
TOTAL	6,643	617.13

AMENITIES

- Eaves height 3.9m rising to 5.2m
- High profile main road frontage
- LED lighting throughout
- 2 full height roller shutter doors
- Kitchenette
- Separate WCs

RENT

On application.

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

RATES

£51,500 wef April 2023. Interested parties are however advised to make their own enquiries with the local authority.

VAT

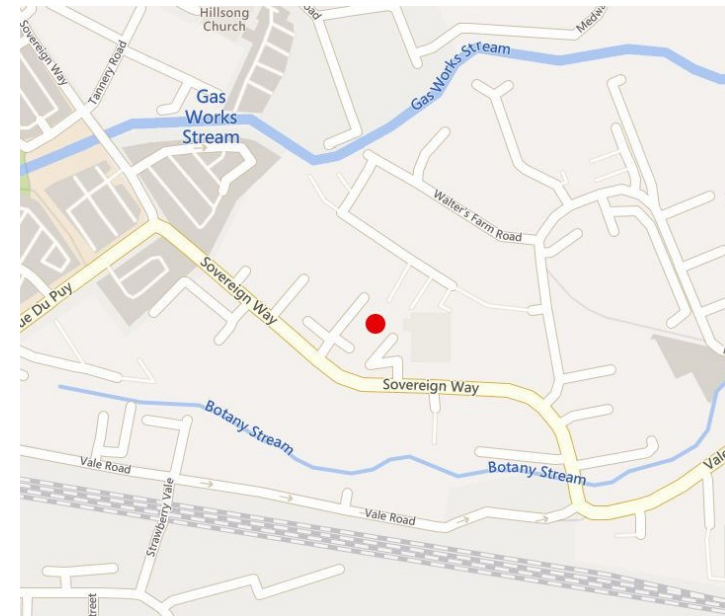
To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Targeting B rating on completion of works.



VIEWINGS – 01322 285588

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SHW Property



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