

GOLDEN GREEN, TONBRIDGE 11,723 SQ FT PLUS YARD AREAS OF 9,496 SQ FT APPROX.



LEASEHOLD - TO LET



**COVERED STORAGE WITH SECURE YARD - TO LET**

UNIT C, GOLDHILL FARM, HARTLAKE ROAD, GOLDEN GREEN, TONBRIDGE

**ON THE INSTRUCTIONS OF THE HADLOW ESTATE**

**SALISBURY & Co.**

01732 463 205 [www.salisburyand.co](http://www.salisburyand.co)

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

# LEASEHOLD - TO LET

## LOCATION

The property is located on Goldhill Farm, a small complex of former agricultural units which are now in commercial use.

Goldhill Farm is situated on The Hartlake Road, towards its junction with Three Elm Lane in Golden Green.

Local services are available in Hadlow, approximately 1.8 miles distant, and Tonbridge Town Centre which is approximately 4 miles south west.

## DESCRIPTION

Comprises two interconnected open span former agricultural buildings, with a mixture of concrete and compacted road planings surfaces. There is a concrete apron to the front and a large securely fenced yard to the side and rear.

## ACCOMMODATION

With approximate floor areas:

Covered Storage - 11,723 sq.ft.

Concrete Apron - 2,676 sq.ft.

Secure Yard - 6,820 sq.ft.

## FEATURES

- Covered Secure Storage
- 4 Miles from Tonbridge Town Centre
- Ample Parking
- Single Phase Electric Supply Available
- Water Supply Available
- Less than 2 miles from A26
- B8 Storage and Distribution

## VIEWING

By prior appointment with the joint sole agents:

Neil Salisbury  
Salisbury & Co. 01732 463 205  
[neil@salisburyand.co](mailto:neil@salisburyand.co)

Neil Mason  
Core Commercial Ltd 01892 834483  
[neil@corecommercial.co.uk](mailto:neil@corecommercial.co.uk)

## TERMS

A new lease is available for a term to be agreed.

## RENT

£85,000 per annum.

## BUSINESS RATES

No current assessment.

## LEGAL COSTS

Each party to pay their own costs.

## EPC

Not Required.

## VAT

Not currently elected for VAT.

## ESTATE CHARGE

Maintenance contributions towards shared services (access road) as required.

**SALISBURY & Co.**  
01732 463 205 [www.salisburyand.co](http://www.salisburyand.co)

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Lime Tree Work Shop, 11 Lime Tree Walk,  
Sevenoaks, Kent, TN13 1YH



the mark of  
property  
professionalism  
worldwide

**IMPORTANT NOTICE** The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Salisbury & Co. is the trading name of Salisbury & Co. Ltd. Registered in England Company No. 05291959. Registered Office: 2 Lakeview Stables, Lower St Clere, Kemsing, Sevenoaks, Kent, TN15 6NL

