

# BROADLANDS

Commercial Property Agents

## 01892 512422

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



### MODERN BUSINESS UNITS TO LET

From 1057 sq ft

**BRANBRIDGES INDUSTRIAL ESTATE  
EAST PECKHAM, TONBRIDGE,  
KENT TN12 5HF**

#### LOCATION

The Branbridges Industrial Estate is strategically located approximately equidistant between the County Town of Maidstone, Tunbridge Wells and Tonbridge. The Estate adjoins the A228, which connects to the A21 (5 miles to the south) and the M20/M26 at Wrotham Heath (5 miles to the north). Paddock Wood is approximately 3 miles to the south.

#### DESCRIPTION

Various sized units, all of steel framed construction, clad externally with PVC coated profiled steel sheeting to upper parts and brick below.

#### AVAILABILITY

<u>Unit Number</u>	<u>Floor Area</u> (sq ft)	<u>Rent</u> (p.a.)	<u>Rateable Value</u>
13 AVAILABLE NOW	2433sq.ft	£22,000	
33 NOW LET	1057sq.ft	£10,000	

#### SERVICE CHARGE

A service charge is levied to cover the cost of the maintenance of the common parts of the Estate. The charge is currently running at £1psf approximately..

#### RATEABLE VALUE

The rates shown above are for information only. Prospective tenants should make their own enquiries to Tonbridge & Malling Council on: **01732 844522**

#### LEASE TERMS:

New full repairing and insuring leases are available on terms to be agreed.

#### VAT

VAT is applicable on all costs.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### VIEWING

**BROADLANDS COMMERCIAL PROPERTY AGENTS**

**01892 512422**

Email: [shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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### Energy Performance Certificate Non-Domestic Building



Unit 20  
Branbridges Industrial Estate  
Branbridges Road  
TONBRIDGE  
TN12 5HF

Certificate Reference Number:  
0780-1913-0322-6920-8090

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

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

70

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

#### Technical Information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m <sup>2</sup> ):	213
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	38.11
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:

19	If newly built
51	If typical of the existing stock

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