

# BROADLANDS

Commercial Property Agents

## 01892 512422

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**PRELIMINARY DETAILS  
INDUSTRIAL/WAREHOUSE  
BOTANY TRADING ESTATE  
SOVEREIGN WAY  
TONBRIDGE  
TN9 1RS**

**UNIT 3B  
3,608sq.ft (335.19 sq m)**



- Fully refurbished and available for immediate occupation
  - Eaves height 3.86m rising to 5.16m
  - High profile main road frontage
    - LED lighting throughout
  - Full height roller shutter door
    - Gas central heating
      - Kitchenette
      - Separate WCs

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

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## Summary

Available Size	3,608 sq ft
Rent	£46,000 per annum
Rateable Value	£28,250 as at April 2023
Service Charge	Further details on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

## Description

The property, which has been extensively refurbished, comprises a concrete portal frame construction with brick faced elevations below a pitched roof incorporating roof lights. To the front of the unit is a single storey office/amenity block providing an open plan office, separate male & female WCs and a kitchenette. The warehouse/production area is accessed via a full height roller shutter door to the side of the unit with an allocated parking area to the front.

## 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 same estate include ATS Euromaster, Brandon Tool Hire, Sealclean and John Newton & Company.

## Accommodation

The accommodation comprises the following approx. GIA areas:

	sq ft	sq m
Ground Floor Warehouse	2,765	256.88
Ground Floor Office/Amenities	843	78.32
<b>Total</b>	<b>3,608</b>	<b>335.20</b>

## Terms

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

## Viewing & Further Information

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