

BROADLANDS

Commercial Property Agents

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

**UNIT 21/22
10,929sq.ft (1,015.34 sq m)**



- To be fully refurbished
- Eaves height 5.71 m rising to 6.18 m
 - High profile main road frontage
- 6 roller shutter doors (2 to front & 4 to rear)
 - Separate WCs
 - 3 phase power supply
- Large front and rear yards totalling 22,583sq.ft/ 0.51 acres
 - Kitchenette

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

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Summary

Available Size	10,929 sq ft
Rent	£166,000pax
Rateable Value	£76,000 as at April 2023
Service Charge	Further details on request
VAT	Applicable
Legal Fees	Each party to bear their own legal costs
EPC Rating	C (64)

Description

To Let – The property, which is to be refurbished, comprises a concrete portal frame construction with part brick part metal clad elevations below a pitched roof incorporating intermittent roof lights. To the front of the unit is an office/amenity block providing cellular office space and separate male & female WCs and a kitchenette.

The warehouse/production area is accessed via 6 roller shutter doors (2 to the front and 4 to the rear). Externally there are good sized front and rear yards totalling 22,583sq.ft/ 0.51 acres.

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	9,485	881.19
Ground Floor Office/Amenities	1,444	134.15
Total	10,929	1,015.34

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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