Branbridges Industrial Estate

East Peckham, Tonbridge, Kent TN12 5HF

Units available on flexible terms

TO LET

Location

The Branbridges Industrial Estate at East Peckham is strategically situated approximately equidistant between the County Town of Maidstone, and Tunbridge Wells. The Estate accesses on to the A228 East Peckham bypass which connects to the A21 (5 miles to the south) and the M20/M26 (5 miles to the north).

Description

The units are of steel portal frame construction, clad externally with PVC coated profiled steel sheeting to upper elevations, and brickwork below.

Distances

- A21 – 5.6 Miles
- M25 – 13.2 Miles
- M26/M20 – 8.0 Miles
- Dartford Tunnel – 20.6 Miles
- Channel Tunnel – 45 Miles

Amenities

- Eaves heights vary from 3.9m for the smaller units ranging up to 5.25m for the larger units.
- All mains services available.
- Steel roller shutter loading doors to each unit.
- Ample parking within the Estate.
- Excellent road access.
- Opposite new Co-op store and petrol station.

Tenure

New leases are available for a length of term to be negotiated.

VAT

VAT at the appropriate rate is chargeable on all costs.

Legal Costs

Each party to bear their own legal costs.

Viewing

By appointment with joint agents.

Caxtons and 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 Caxtons and 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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BRANBRIDGES INDUSTRIAL ESTATE, EAST PECKHAM, TONBRIDGE, KENT TN12 5HF

SUBJECT TO CONTRACT

Industrial Units	Sq ft	Sq m	Rent pax	Rateable Value	Service Charge	EPC rating	Availability
11	3,045	282.9	£40,500	£30,250	tbc	C-66	Available
13	2,433	226.0	£32,500	£21,000	tbc	B-48	Available
32	1,054	95.1	£14,750	£9,600	tbc	E-112	Available
Offices			**Rent pax**				
A2 grnd flr	1,305	121.2	£13,050	tbc	tbc	C-58	Available
B1 grnd flr	715	66.4	£7,150	tbc	tbc	D-81	Available
C3 first flr	1,715	159.4	£17,150	tbc	tbc	C-71	Available

This sheet accompanies the marketing particulars for the above property and interested parties should refer to both documents for full information.

Measurements are on an approximately Gross Internal Area basis.

All rents and prices quoted are exclusive of rates, service charge and VAT.

A service charge is payable in addition for external and structural repairs, upkeep of common internal parts, heating, estate landscaping and site security.

EPCs: Energy Performance Certificates are available upon request

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