

# BROADLANDS

Commercial Property Agents

## 01892 512422

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



### MODERN BUSINESS UNITS TO LET

**UNDER REFURBISHMENT**

**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

Mid- and end of terrace units 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>
UNIT 11	3045sq.ft	£40,500	£30,250
UNIT 13	2433sq.ft	£32,500	£21,000
UNIT 32	1054sq.ft.	£14,750	£ 9,600

#### 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 £1.50psf approximately.

#### LEASE TERMS

New Full Repairing and Insuring Leases available.

#### VAT

VAT is applicable on all payments under the lease.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### VIEWING

**BROADLANDS COMMERCIAL PROPERTY AGENTS [TW] Ltd**  
**07775 916743**

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 (EPC)

Unit 32 Branbridges Industrial Estate Branbridges Road East Peckham TONBRIDGE TN12 5HF	Energy rating <b>E</b>	Valid until: 30 March 2032 Certificate number: 2120-3569-8020-2205-2691
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Property type B8 Storage or Distribution

Total floor area 143 square metres

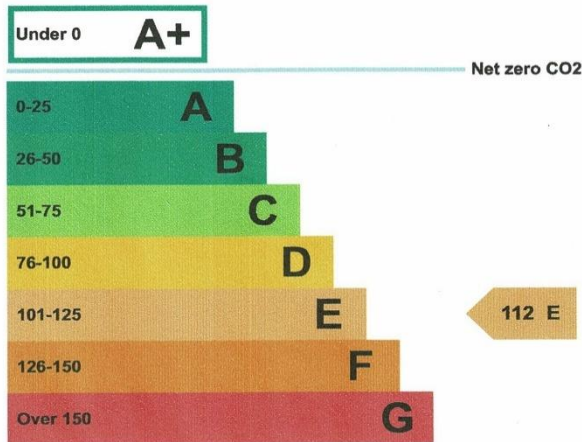
### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's current energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

39 B

If typical of the existing stock

116 E

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