

# BROADLANDS

Commercial Property Agents

## 01892 512422

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

### TONBRIDGE

#### Town Centre Business Unit

1640 sq. ft.

PLUS MEZZANINE 1396sq.ft

**TOTAL AREA 3036sq.ft**

**TO LET ON NEW FRI LEASE**



**Unit 4, Strawberry Vale, Vale Road, Tonbridge, Kent TN9 1SJ**

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

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**Unit 4 Strawberry Vale**  
**Vale Road**  
**Tonbridge**  
**Kent TN9 1SJ**

### Location:

Prominent location within the town's main industrial estate and within a few minutes walk of mainline station. The A21 dual carriageway is within ½ mile, which connects directly with Jct. 5 of the M25 at Sevenoaks.

### Description:

Modern end of terrace business unit with forecourt yard / parking.

### Accommodation:

The Gross Internal Floor areas are:

<b>Ground Floor:</b>	<b>1640 sq. ft.</b>
<b>Mezzanine</b>	<b>1396sq.ft</b>

### Amenities:

- On site parking.
- Office.
- Cloakroom accommodation.
- Good natural lighting.
- Easy access to MLS.
- Few minutes walk to town centre.

### Rates:

We have been informed by Tonbridge & Malling Council that the Rateable Value is £15,500. It would be advisable for interested parties to make their own enquiries to T & M Council

### VAT:

We are advised that the property is not registered for VAT.

### Terms:

A new full repairing and insuring lease is available on terms to be agreed and subject to upward only rent reviews.

### Commencing Rental:

£20,000 per annum exclusive.

### Service Charge:

The landlord reserves the right to levy a small service charge to cover the cost of maintenance of the external areas.

### EPC:

A copy of the Energy Performance Certificate is available upon request.

### Legal Costs:

Each party to be responsible for their own legal costs incurred.

**Viewing:** By prior appointment with:  
Broadlands Commercial Property Agents  
Shane Raggett 01892 512422  
[shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)

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