

**TO LET**  
**MODERN WAREHOUSE UNIT**  
**APPROX. 7,050 SQ FT (655 SQ M)**



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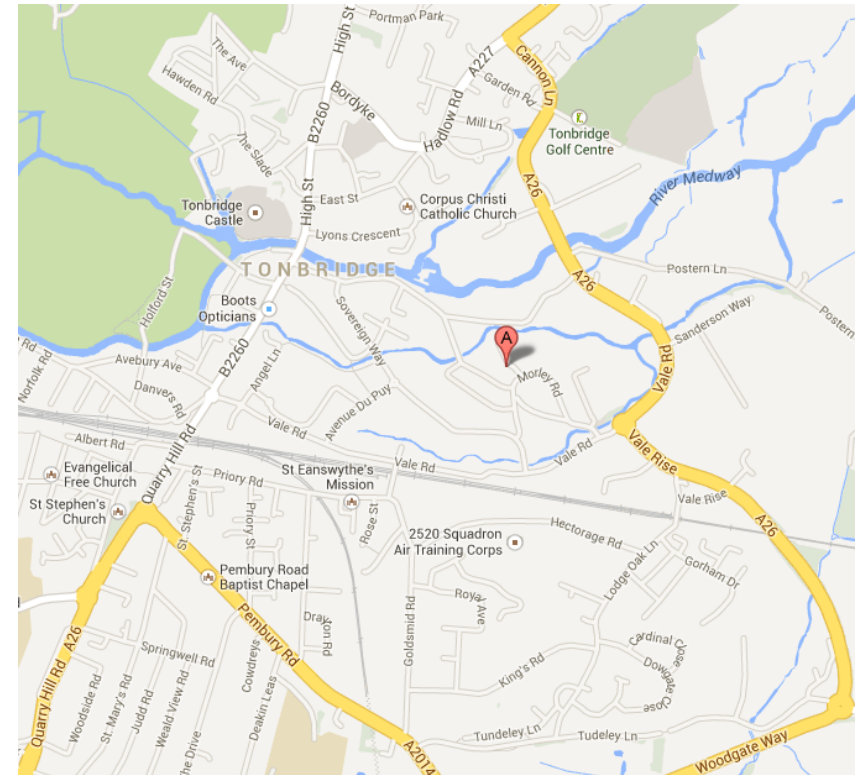
**UNIT L3 DEACON TRADING ESTATE**

**52 MORLEY ROAD**

**TONBRIDGE**

**KENT**

**TN9 1RA**



132 High Street  
Tonbridge  
Kent  
TN9 1BB

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Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733

**Energy Performance Certificate** HM Government  
Non-Domestic Building

Unit L3  
Deacon Trading Estate  
Morley Road  
TONBRIDGE  
TN9 1RA

Certificate Reference Number:  
0570-0537-7350-2523-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**



**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 954  
Building complexity (MOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 58.84

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
24 If newly built  
63 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 125 1254.

## LOCATION

The property is located on the Deacon Trading Estate in Morley Road in the centre of Tonbridge's industrial estates. Morley Road is accessed off Vale Road. The A21 by-pass is around 1 ½ 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 approx. 0.5 mile to the west.

## DESCRIPTION

Comprises a modern unit of steel portal frame construction with part brick faced elevations and profiled cladding above, all below a pitched and lined roof incorporating roof lights.

There is 2-storey office accommodation to the front, comprising fluorescent lighting and suspended ceiling to the first floor, with a small kitchenette and separate male and female WC's. There are further WC's within the warehouse.

There is a concrete forecourt providing car parking and loading/unloading facilities.

## FLOOR AREAS

The building has the following approx. gross internal floor area:-

**Ground/First Floor: 7,050 sq ft (655 sq m)**

## AMENITIES / SPECIFICATION

- Good office content
- Roller shutter loading door approx. 14ft wide
- Eaves height approx. 18ft
- Recently refurbished

## TERMS

Available to be let on a new full repairing lease on terms to be agreed at **£58,000 per annum plus VAT**, payable quarterly in advance.

## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security subject to status.

## BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

Description: Warehouse & Premises

Rateable Value £48,000

The UBR for 2019/2020 is 50.4 pence in the £.

Interested parties are strongly advised to verify this information with the Local Rating Authority.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through  
**Bracketts – 01732 350503.**

Contact: Jeffrey Moys

Email: [jeff@bracketts.co.uk](mailto:jeff@bracketts.co.uk)

Or John Giblin

Email: [john.giblin@bracketts.co.uk](mailto:john.giblin@bracketts.co.uk)

Updated May 2019

### **IMPORTANT NOTE:**

**Property Misdescriptions Act:** BRACKETTS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

