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**UNIT 2B VALLEY INDUSTRIES
HADLOW ROAD
TONBRIDGE, KENT TN11 0AH**

**OFFICE/LIGHT INDUSTRIAL
1,776 SQ.FT. (165 SQ.M.)
WITH 4 PARKING SPACES**

TO BE LET ON A NEW LEASE

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OFFICE/LIGHT INDUSTRIAL 1,776 SQ.FT. (165 SQ.M)

LOCATION

Valley Industries is a light industrial/office complex situated around 2 miles north of Tonbridge on the Tonbridge Road (A26) on the northern outskirts of the town roughly equidistance between Tonbridge and Hadlow. Access to Valley Industries is off Cuckoo Lane approx. 50 yards from its junction with the Tonbridge Road.

DESCRIPTION

Valley Industries is a BI light industrial/office complex of buildings comprising some 20,000 sq.ft. in total and the available **Unit 2b** comprises part of a detached building. It is of part timber construction with timber truss roof with plastic coated profiled steel clad elevations and roof coverings, with new double glazed windows in part of the side elevations.

The unit is currently being gutted and will provide offices in structurally open plan layout.

FLOOR AREAS

We calculate the accommodation has a gross internal floor area of: **1,776 sq.ft. (165 sq.m.)**

AMENITIES

- **4 Car parking spaces**
- **Tea making area**
- **Carpeted floors**
- **Structurally open plan layout**
- **Burglar alarm**
- **Fire alarm**
- **Electric heating**

TERMS

The unit is available to be let on a new 6-year lease with an upward only rent review at the third anniversary on terms within the Landlord & Tenant Act 1954. The tenant will be responsible for internal repairs and decorations and a proportion of the building insurance premium.

RENT

£11,700 per annum plus VAT.

RATES

From the VOA website we understand the premises have a Rateable Value of £11,750. UBR for 2011/2012 43.3p in the £.

Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Possession will be granted upon the completion of legal formalities

For further information or viewing please contact:

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