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**bracketts**



**UNIT 5C VALLEY INDUSTRIES  
HADLOW ROAD  
TONBRIDGE, KENT TN11 0AH**

**OFFICE  
(TO BE REFURBISHED)**

**1,158 SQ.FT. (107 SQ.M.)**

**TO BE LET**

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### 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 equidistant 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 B1 light industrial/office complex of buildings comprising some 20,000 sq.ft. in total.

The unit is a mid terrace unit of part timber/blockwork construction with a timber truss roof, profile metal sheet clad elevations under a pitched roof. The unit which is currently being refurbished will benefit from double glazed windows, lighting, carpeting, separate WCs and kitchenette. There is demised parking for 2 vehicles.

### FLOOR AREAS

The unit comprises the following approx. gross internal floor area: **1,158 sq.ft. (107 sq.m.)**

### AMENITIES

- **2 Car parking spaces**
- **3 Phase power**
- **Lighting/heating to all areas**
- **Kitchenette**
- **Carpeting**
- **Separate male & female WCs**

### TERMS

The property is available on a new full repairing and insuring lease at a quoting rent of **£11,580** per annum exclusive of VAT and other outgoings for a term to be agreed.

### SERVICE CHARGE

The occupier will be responsible for a proportion of the service charge. Further details are available upon request.

### RATES

From the VOA website we understand the premises have a Rateable Value of £7,900. UBR for 2010/2011 41.4p in the £. Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

### LEGAL COSTS

Each party to bear the own legal costs.

### VIEWING

Strictly by appointment through the joint agents.

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