



**UNIT L3 DEACON TRADING ESTATE  
52 MORLEY ROAD  
TONBRIDGE, KENT, TN9 1RA  
OFFICES 1,057 SQ.FT. (98 SQ.M.)  
TO BE LET**

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## UNIT L3 DEACON TRADING ESTATE 52 MORLEY ROAD TONBRIDGE KENT TN9 1RA

### LOCATION

The premises are situated in Morley Road just off Sovereign Way, one of the main roads running through Tonbridge industrial estates. The town centre is within around one third of a mile as is Tonbridge main line station (London Bridge, Cannon Street, Waterloo and Charing Cross) around 40 minutes. The A21 by-pass is around one mile serving the M25, Junction 5 around 8 miles to the north.

### DESCRIPTION

Comprises offices over ground and first floors to the front of this warehouse occupied by our clients which is currently surplus to their requirements.

The suite comprises a single large open plan office at ground floor and repeated at first floor plus a further corner office.

The offices are carpeted, have suspended ceilings at first floor with fluorescent lighting and CAT 5 cabling.

The tenant will share wc facilities at ground floor level.

**Around 6 car parking spaced can be demised.**

### FLOOR AREAS

<b>Ground floor: Open plan office</b>	<b>440 sq.ft.</b>
<b>First floor: Open plan office:</b>	<b>440 sq.ft.</b>
<b>Separate office:</b>	<b>177 sq.ft.</b>
<b>Total</b>	<b>1,057 sq.ft (98 sq.m)</b>

### TERMS

The premises are available to be let on a flexible term by arrangement at an inclusive rent of **£16,000** per annum payable quarterly in advance plus VAT if applicable.

This rental figure includes:

- **Rent**
- **All rates**
- **Buildings insurance**
- **Utilities**

### RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance will all covenants under the lease.

### LEGAL COSTS

Each party to bear their own legal costs.

### POSSESSION

Possession will be granted upon completion of legal formalities or earlier by arrangement.

### VIEWING

Strictly by appointment through sole agents BRACKETTS .

For further information or viewing please contact:

**Jeffrey Moys**  
**Bracketts**  
**Tel: 01732 350503**  
**Email: [jmoys@bracketts.co.uk](mailto:jmoys@bracketts.co.uk)**

*Prepared: 15 June 2009*

### **IMPORTANT NOTE:**

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