



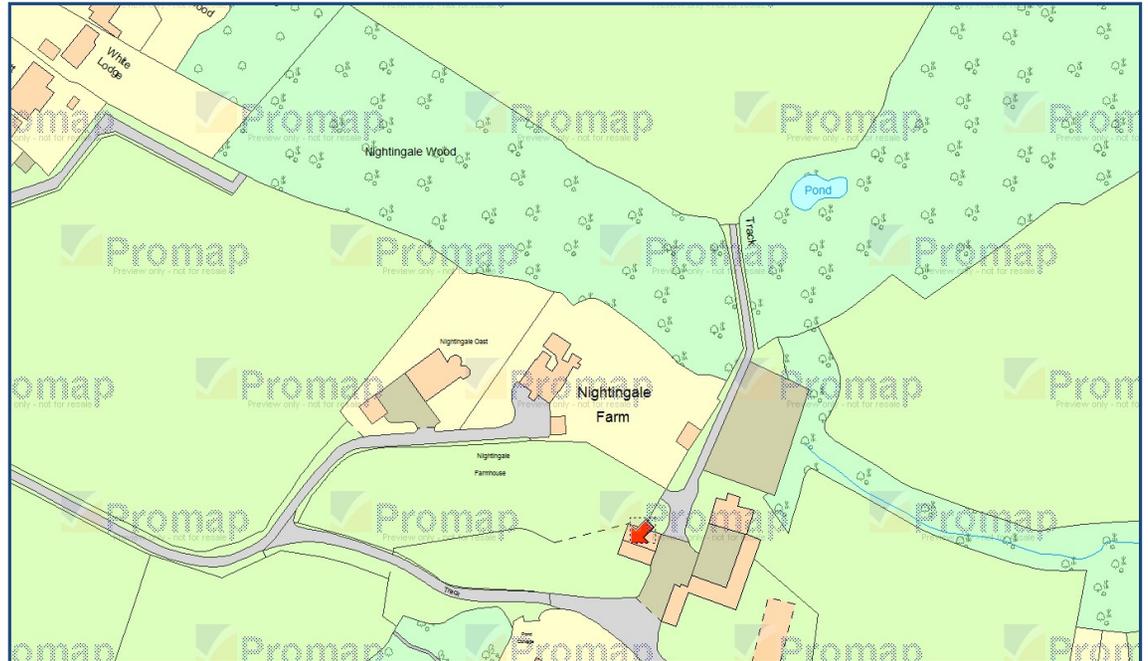
STORAGE UNITS
1,370 SQFT (127 SQM)
TO LET

est. 1828
bracketts

Nightingale Farm, London Road
Southborough, Kent, TN4 0UL

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1,370 SQFT (127 SQM)
TO LET

Nightingale Farm
London Road
Southborough
Kent
TN4 0UL



132 High Street
Tonbridge
Kent
TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

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

Tel: (01892) 533733

LOCATION

The premises are situated in a semi rural location just to the east of the A26 Tonbridge to Tunbridge Wells road.

The property is within 1/3rd mile of the A21 bypass providing a dual carriageway link to junction 5 of the M25 at Sevenoaks around 8 miles to the north.

DIRECTIONS

Proceeding from Tonbridge, drive over the A21 and after 500 yards on the left hand side after Nightingale House turn left onto an open farm track. Proceed downhill for 300 yards or so, at the fork turn right and after 200 yards the premises are on the left hand side.

DESCRIPTION

A detached former agricultural building of brick below pitched profiled steel roofs. The premises provide a basic storage facility divided into two separate units.

The premises have electricity but no other services.

FLOOR AREAS

The units have the following approx. gross internal floor areas:

Left hand unit	880 sqft
Right hand unit	490 sqft
Total	1,370 sqft (127 sqm)

TERMS

Available to be let by way of a flexible lease on terms to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954.

RENT

£8,000 per annum payable quarterly in advance plus VAT.

RENT DEPOSIT

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

POSSESSION

Possession will be granted upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

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

Contact: Jeffrey Moys
Email: jeff@bracketts.co.uk

Or John Giblin
Email: john.giblin@bracketts.co.uk

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