

**INDUSTRIAL / WAREHOUSE UNIT**

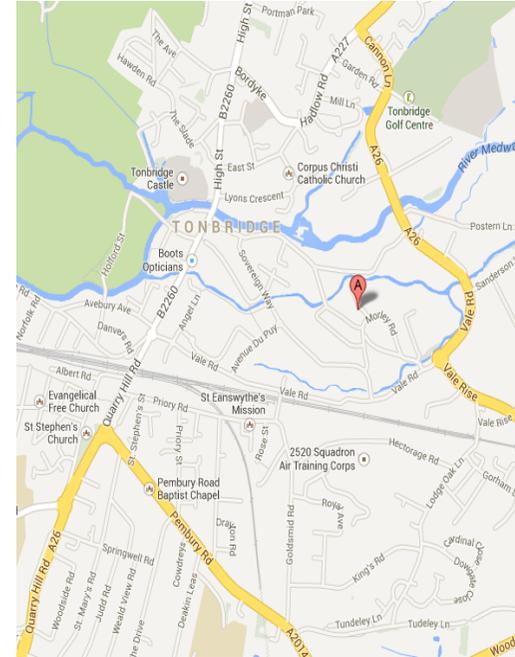
**4,203 SQ FT (390.46 SQ M)**

**TO LET**



**INDUSTRIAL / WAREHOUSE UNIT  
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4,203 SQ FT (390.46 SQ M)**

**UNIT L2 DEACON TRADING ESTATE  
54 MORLEY ROAD  
TONBRIDGE  
KENT  
TN9 IRA**



132 High Street  
Tonbridge  
Kent  
TN9 1BB

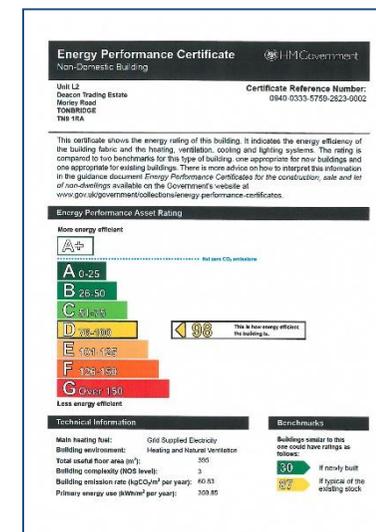
Tel: (01732) 350503 Fax: (01732) 359754

E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

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

Tel: (01892) 533733



## LOCATION

The property is located on the Deacon Trading Estate, 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. 1 mile to the west.

## DESCRIPTION

Unit L2 is situated off Morley Road and 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 having fluorescent lighting and suspended ceiling to the first floor, with separate male and female WC's within the office section and a tea making area.

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

## AMENITIES / SPECIFICATION

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

## FLOOR AREAS

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

Ground Floor Warehouse & offices 3,651 sq ft

First Floor Offices: 552 sq ft

TOTAL: 4,203 sq ft

**(390.46 sq m)**

## TERMS

Available to be let on terms to be agreed at **£36,775 per annum plus VAT.**

## 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: Vehicle repair workshop and premises.  
Rateable Value: £30,000

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 joint sole agents **Bracketts and The Altus Group.**

Contact:

**John Giblin** 01732 350503

Email: john.giblin@bracketts.co.uk

**Jeff Moys** 01732 350503

Email: jmoys@bracketts.co.uk

**Tom Booker** 01322 285588

Email: Tom.Booker@altusgroup.com

**Alex Kington** 01322 285588

Email: alex.kington@altusgroup.com

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### **Important Notice:**

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HAYWARDS



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