



WEALD BUSINESS CENTRE

VALE ROAD, TONBRIDGE KENT

A NEW DEVELOPMENT OF BUSINESS UNITS TO LET



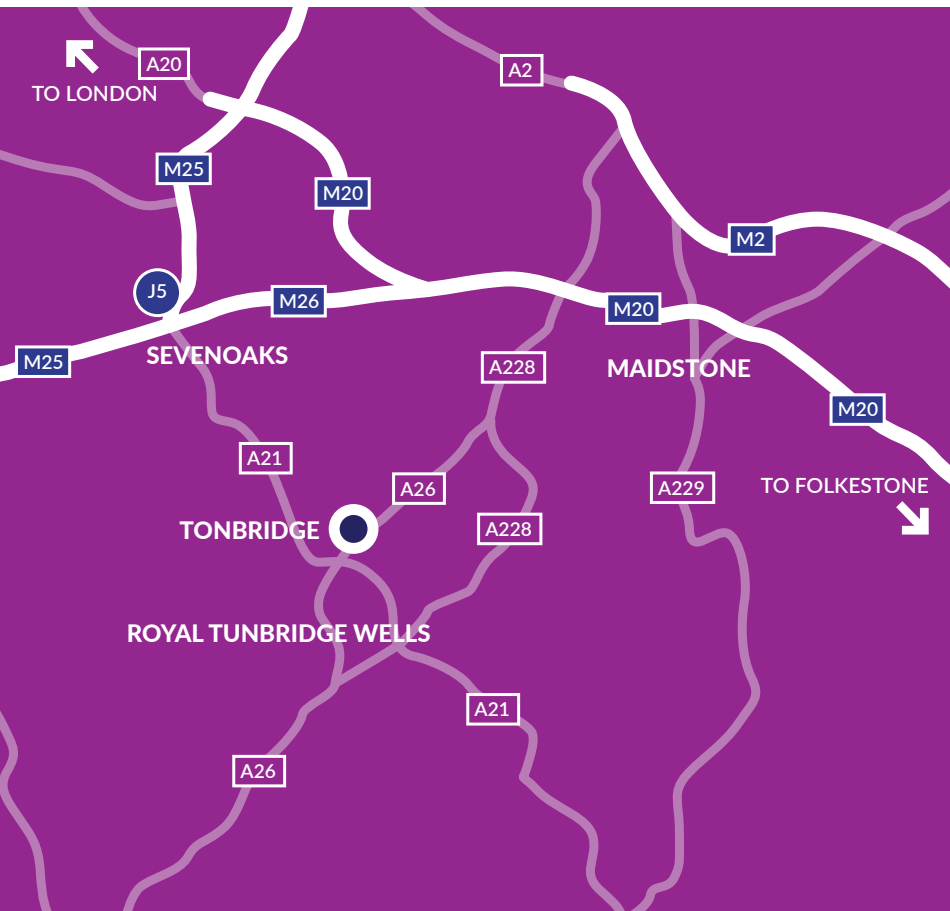
INDIVIDUAL UNITS from 5,660 sq. ft. (526 sq. m.) up to an entire block of 20,813 sq. ft. (1934 sq. m.)

Computer generated image is indicative only.

LOCATION

The scheme is just off Vale Road, (A26) the main arterial road running through the town's commercial, trade parks and industrial areas about 0.25 miles east of the town centre.

Tonbridge benefits from excellent communications and thousands of vehicles pass along Vale Road/Cannon Lane on a daily basis. The A21 is around 1 mile to the south providing a dual carriageway link to Junction 5 of the M25 at Sevenoaks 8 miles to the north. There is also a fast and frequent train service to central London stations from Tonbridge Station with a minimum journey time of around 35 minutes.



➡ Tonbridge Station

High Street

Mercedes

Storage Mart

VALE ROAD
ACCESS ROAD
TO SITE

WEALD BUSINESS CENTRE

↙ A21

- 1 Royal Mail
- 2 ScrewFix
- 3 Wolseley
- 4 Howdens
- 5 Topps Tiles
- 6 HSS Hire
- 7 Edmundson Electrical
- 8 Coppendale Joinery
- 9 M&S Food
- 10 Halfords
- 11 McDonalds Drive-Thru
- 12 Travis Perkins

DESCRIPTION

The Weald Business Centre is the town's first business scheme to be built for around 10 years and comprises new units to be built in two blocks. Units will be available from 2,422 sq. ft. (225 sq. m) up to an entire block of 21,086 sq. ft. (1,959 sq. m). The areas quoted are approximate gross internal areas.



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SPECIFICATION

- Steel portal frame
- 26 3" (8m) eaves height
- Level access loading to each unit
- Pitched fully insulated metal sheet roofs with double skin roof lights
- Electrically operated roller shutter doors
- Power floated concrete floors
- Double glazed powder coated aluminium windows and doors
- Capped three phase electricity supply, drainage and water supply ready for occupier's fit out
- Dedicated parking areas

ACCOMMODATION

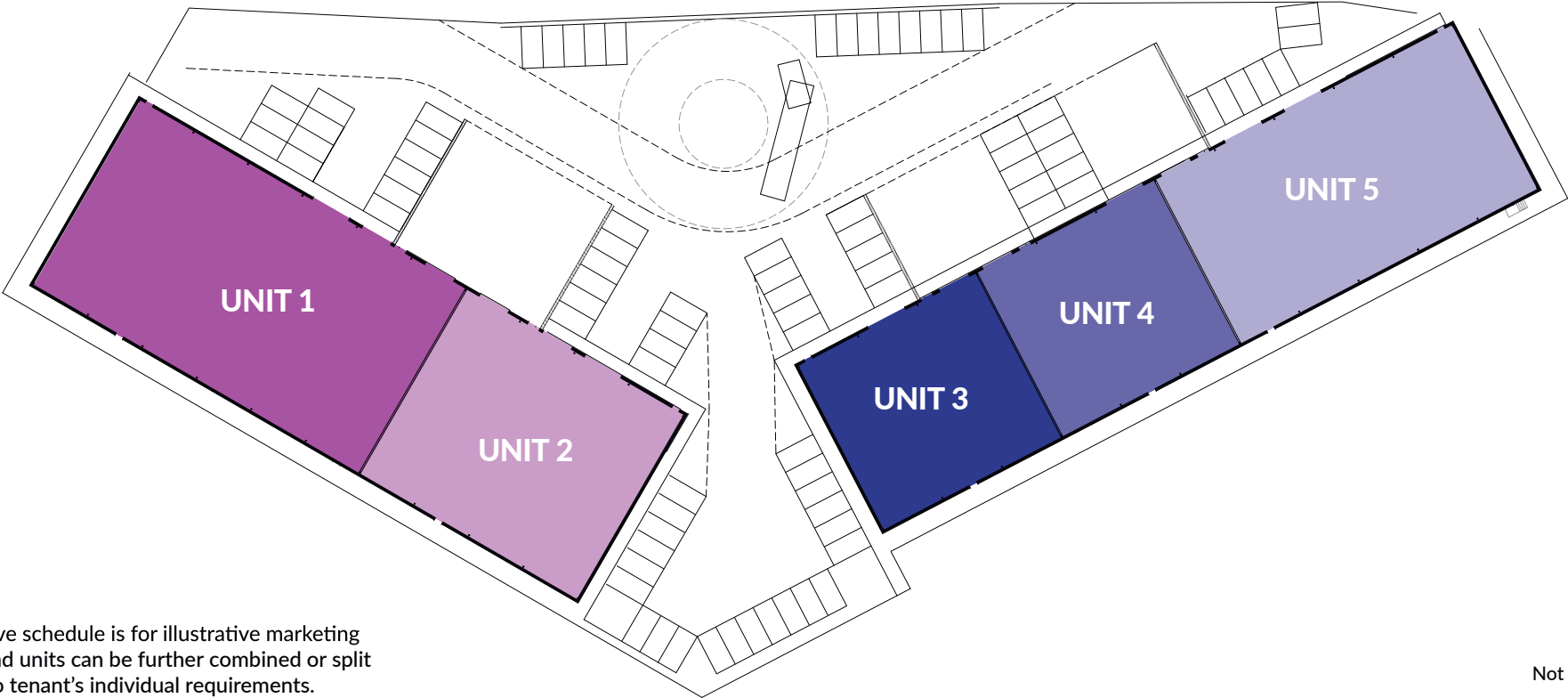
Unit	Area sq ft	Area sq m
Block A		
1	12,313	1,144
2	8,200	762
	20,513	1,906

Unit	Area sq ft	Area sq m
Block B		
3	5,660	526
4	5,660	526
5	9,493	882
	20,813	1,934

PLANNING

Planning consent has been granted for B1, B2, and B8 use.

A + B Total	41,326 sq ft	3,840 sq m
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NB the above schedule is for illustrative marketing purposes and units can be further combined or split according to tenant's individual requirements.

Not to scale



TERMS

The units are available on a leasehold basis. Rent upon application.

VAT

Will be payable.

LEGAL COSTS

Each party to bear their own legal costs.

RENTAL DEPOSIT

A rental deposit will be required.

EPC

Will be available upon completion of the units.

TIMING

Due for completion – to be confirmed.

FOR FURTHER INFORMATION



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