

# UNIT TO LET

## 13,530 ft<sup>2</sup> (1,257 m<sup>2</sup>)



PROMINENT  
TRADE COUNTER



GOOD PARKING  
ALLOCATION



3 PHASE  
POWER SUPPLY



[www.ipif.com/deacon](http://www.ipif.com/deacon)

TRADE COUNTER WAREHOUSE UNIT TO LET

**DEACON TRADING ESTATE**  
VALE ROAD, TONBRIDGE, TN9 1SU

**IPIF**





## LOCATION

Deacon Trading Estate is located on the eastern side of Tonbridge, prominently situated on the A26 Vale Road in a mixed commercial, albeit predominantly industrial area approximately 1.6 km (1 mile) from the town centre. Vale Road provides a direct link into central Tonbridge as well as linking up with the A21 to the south which provides direct access to Junction 5 of the M25 motorway 8 miles to the north.

## DESCRIPTION

The unit is a mid-terrace light industrial / warehouse unit of steel portal frame construction. The unit benefits from a clear internal height of 5.1 m (17 feet), an electric loading door and a dedicated car parking and loading area.

## SPECIFICATION

- Refurbished (subject to landlords further works)
- Warehouse
- Prominent trade counter location
- First floor offices
- Electric roller shutter loading door
- Good car parking allocation
- Three phase power supply

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 8	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	1,186	12,766
First Floor	71	764
<b>Total</b>	<b>1,257</b>	<b>13,530</b>



On behalf of the landlord



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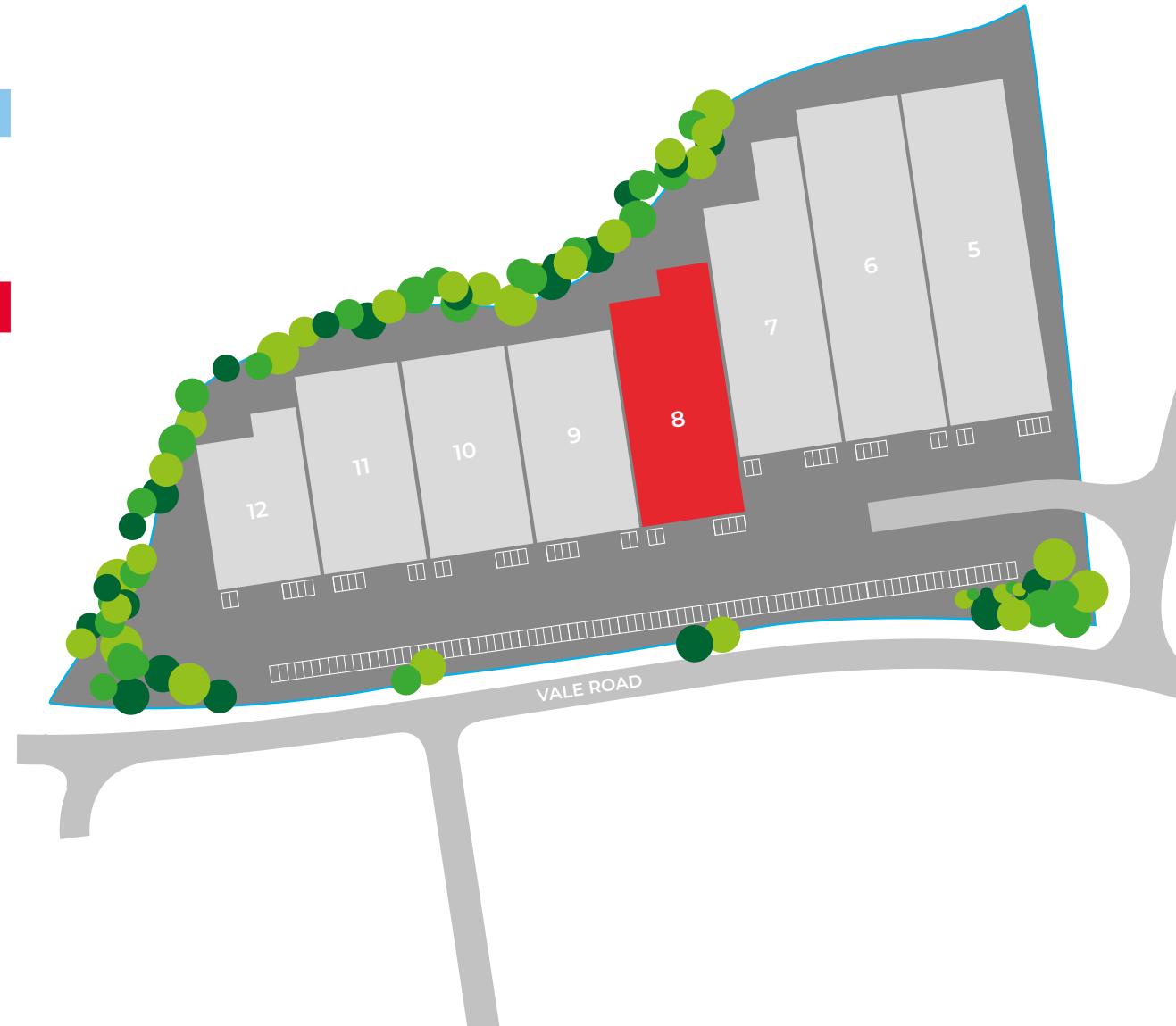
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### AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
5	TONBRIDGE PARTS PLUS	1,712	18,429
6	LOK'N STORE LTD	1,716	18,471
7	WOLSELEY	1,469	15,813
8	TO LET	1,257	13,530
9	VR PRINT LTD	1,025	11,031
10	PLUMBING TRADE SUPPLIES	1,028	11,064
11	HOWDENS	1,040	11,198
12	SCREWFIX DIRECT LTD	834	8,978



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# DEACON

## TRADING ESTATE

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#### LEASE TERMS

The unit is available on a new full repairing and insuring lease.

#### BUSINESS RATES

Available upon request.

#### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

#### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

#### ENERGY PERFORMANCE RATING

EPC are available on request. Subject to update following the completion of landlords works.



On behalf of the landlord

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