



**TO LET** 122.6 SQ M (1,320 SQ FT)

**BUSINESS UNIT**

**UNIT 2B, VALLEY INDUSTRIES, CUCKOO LANE, TONBRIDGE, TN11 0AH**

est. 1828  
**bracketts**

## LOCATION

Valley Industries is a light industrial/office complex situated around 2 miles north of Tonbridge on the Tonbridge Road (A26) on the northern outskirts of the town roughly equidistant between Tonbridge and Hadlow. Access to Valley Industries is off Cuckoo Lane approx. 50 yards from its junction with the Tonbridge Road.

## DESCRIPTION

The property comprises a self-contained office suite with gas fired central heating, carpeting, separate male and female WC's and a kitchen.

The layout is principally open plan with a partitioned meeting room.

The site is secured every evening with security guard site inspection.

## FLOOR AREA

The unit has the following approx. gross internal floor area:

122.6 sq m (1,320 sq ft)

## AMENITIES / SPECIFICATION

- Gas central heating
- Network cabling, fire and intruder alarm installed
- Kitchenette
- Separate male & female WC's
- 5 car parking spaces
- Secure Estate

## SERVICE CHARGE

There is no site service charge provision. The Landlord will pay for a security gate lock up each evening.

## TERMS

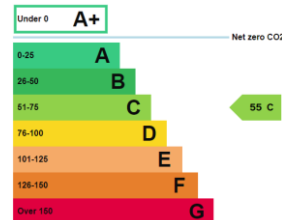
The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

£18,500 per annum exclusive, plus VAT, payable quarterly in advance.

## EPC

55C



## BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

The unit is currently listed as 'Warehouse and premises' with a Rateable Value of £11,250.

The UBR for 2024/25 is 49.9p in the £.

## POSSESSION

On lease completion, subject to vacant possession.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

**Dom Barber**

dominic.barber@bracketts.co.uk

**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

*Subject to contract*

Important Notice  
Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.







**TO LET**

**BUSINESS UNIT**

**APPROX. 122.6 SQ M (1,320 SQ FT)**

UNIT 2B  
VALLEY INDUSTRIES  
CUCKOO LANE  
TONBRIDGE  
TN11 0AH



**bracketts** est. 1828

132 High Street  
Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

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

