



RED LINE FOR INDICATIVE PURPOSES ONLY

TO LET / MAY SELL

WAREHOUSE / INDUSTRIAL UNIT - 222.03 SQ M (2,390 SQ FT)

Unit 3 ORCHARD BUSINESS CENTRE, SANDERSON WAY,

TONBRIDGE, KENT TN9 1QG

est. 1828
bracketts

LOCATION

The Orchard Business Centre is situated to the east of the town centre accessed off Sanderson Way and Vale Road which is the principal road running through the town's industrial estates.

The A21 is some 0.7 miles to the south providing a dual carriageway link to Junction 5 M25 at Sevenoaks. The property is within around 0.7 miles of Tonbridge town centre and mainline station.

DESCRIPTION

Unit 3 is an end terrace unit of steel portal frame construction with PVC coated profiled steel cladding, all below a hipped, lined and insulated roof incorporating double skin roof lights, providing a good level of natural daylight to the warehouse area below.

To the ground floor is an office area providing two separate offices with suspended ceilings, fluorescent lighting and carpeting with air conditioning.

Two separate WC's are installed together with a tea making facility.

A mezzanine floor has been installed providing useful additional storage accommodation.

TITLE NO

The property is held under Title No. K308312

FLOOR AREAS

The accommodation is as follows (approx. gross internal areas):

Ground Floor	125.60 m ²	1,352 sq ft
Mezzanine	96.43 m ²	1,038 sq ft
TOTAL	222.0 3m ²	2,390 sq ft

Interested parties to verify the measurements

TENURE

The property is available on a new Full Repairing and insuring lease on terms to be agreed. The owner may consider selling the freehold property with Vacant Possession.

ASKING RENTAL / PRICE

Asking rental - £27,000 pax

Sale price on application.

BUSINESS RATES

From the Valuation Office website, the property has a description of "Workshop and Premises" with a Rateable Value of £19,500.

Important Notice

Brackets, 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 Brackets 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.

EPC

TBC

POSSESSION

Possession will be granted upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents:

Brackets: Telephone: **01732 350503**

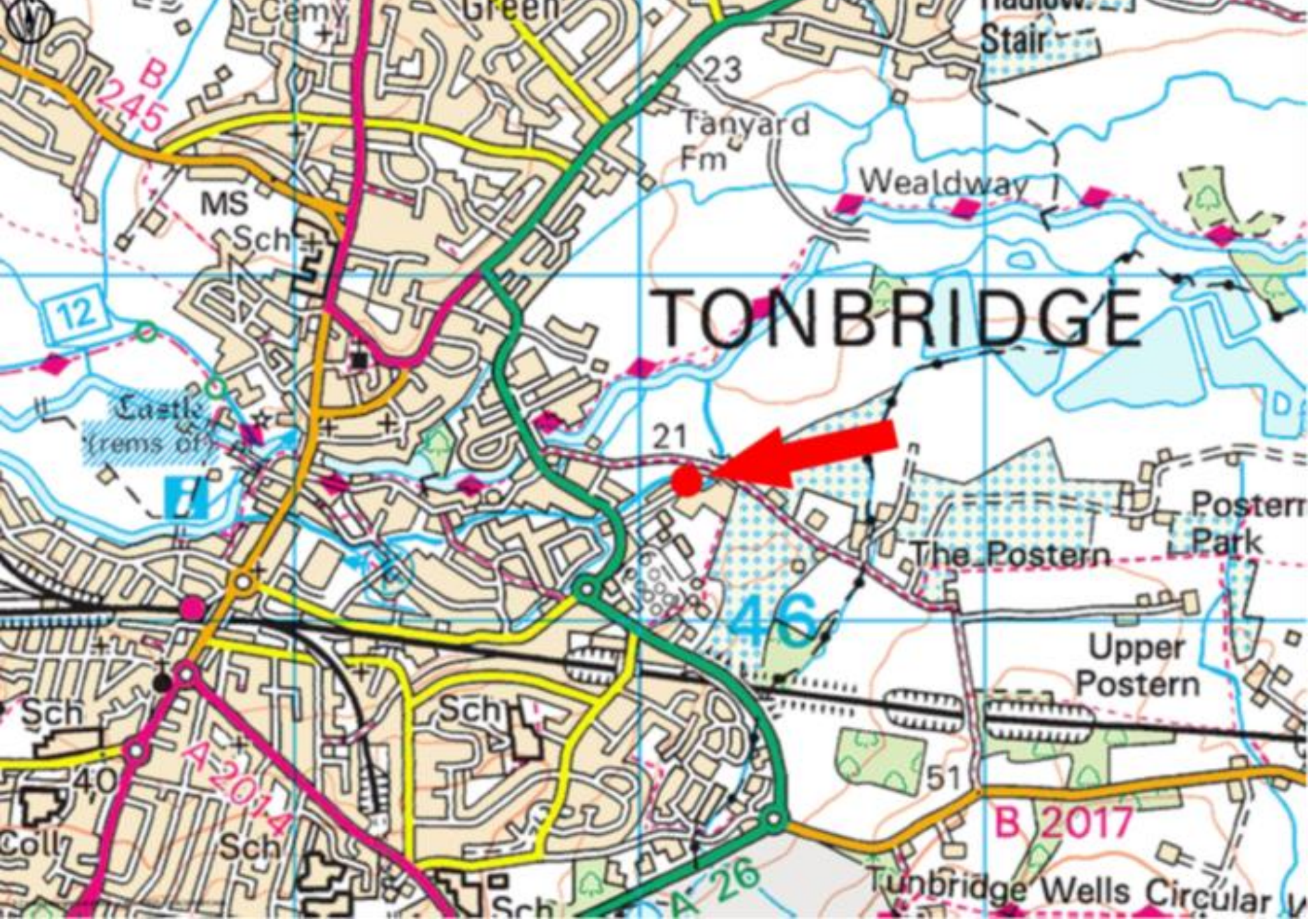
Joshua O'Brien

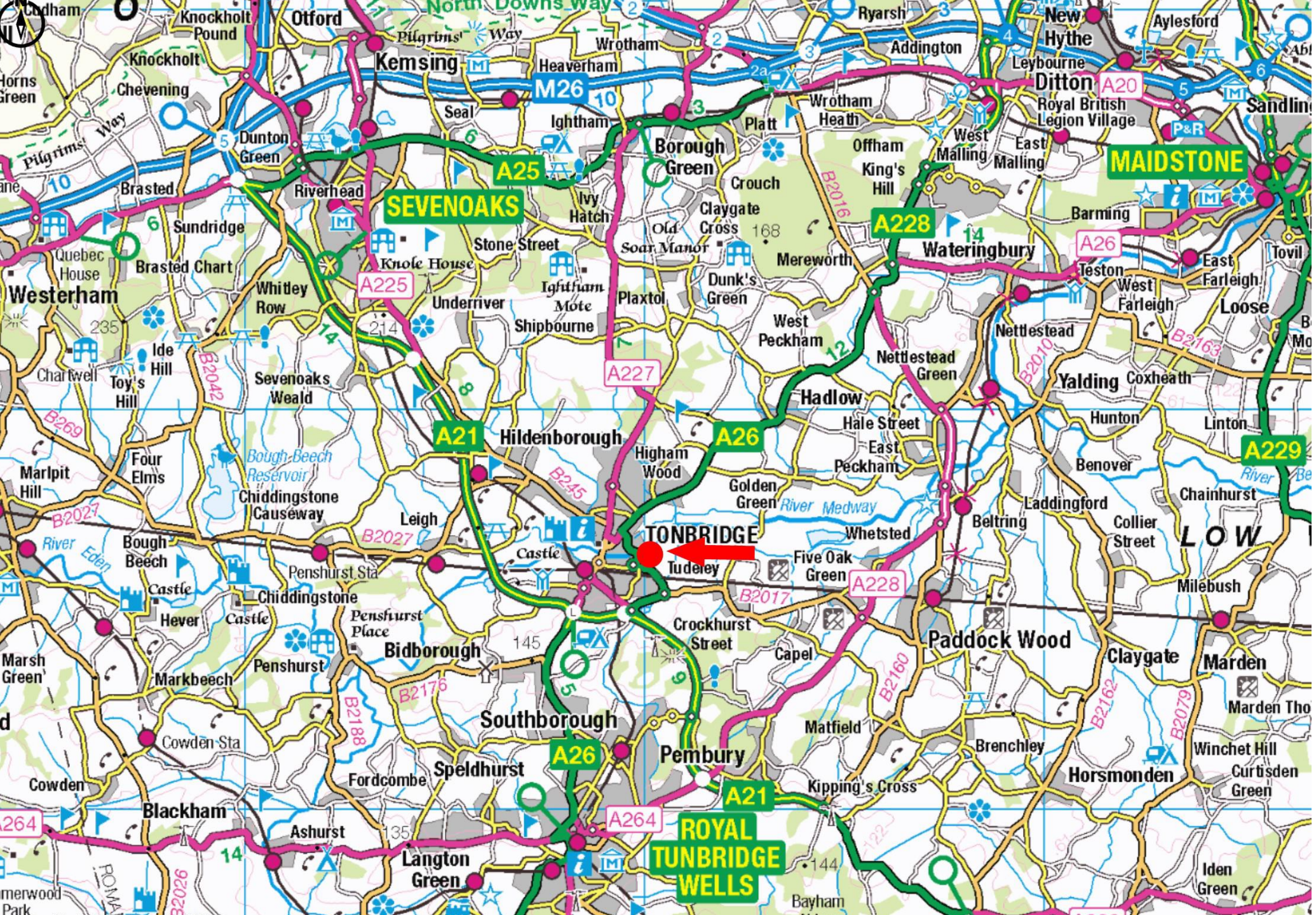
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Subject to contract







WINNER
TOP AGENCY



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