



TO LET 405 SQ M (4,360 SQ FT)

INDUSTRIAL / WAREHOUSE UNIT

UNIT 1B MUNDAY WORKS, (off MORLEY ROAD), TONBRIDGE, KENT, TN9 1RA

est. 1828
bracketts

LOCATION

The property is situated on the Munday Works Estate just off Morley Road, comprising part of the Tyler Works and Munday Works complex, located within the centre of Tonbridge and close to the High Street and mainline station. The property is 1.5 miles from the A21 bypass, providing a direct link to the M25 motorway network at Jct. 5 around 8 miles to the north.

DESCRIPTION

Comprises an end of terrace warehouse unit of part concrete and part steel framed construction below a pitched roof incorporating double skin roof lights, with part brick and part clad elevations. The minimum eaves height is c.4.5m (15 ft).

The unit has a single up and over roller shutter loading door, and separate male and disabled WCs.

Directly opposite the unit is a triangular area of land for 14 or more cars with blocking.

FLOOR AREAS

The unit has an approx. gross internal floor areas of 405 sq m (4,360 sq ft)

SPECIFICATION

- Mechanical roller shutter up and over loading door
- Three phase power
- Separate WCs
- Ample parking

TERMS

The premises is available to be let, by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

POA

BUSINESS RATES

Enquiries of the VOA Website indicate that the property has a Rateable Value of £28,750.

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

SERVICE CHARGE

An estate service charge is payable equivalent to 5% of the annual rent payable quarterly in advance.

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

LEGAL COSTS

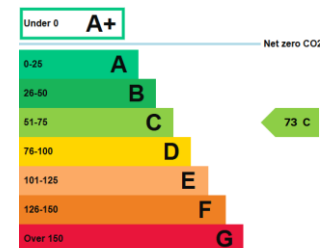
Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

EPC

C 73



VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

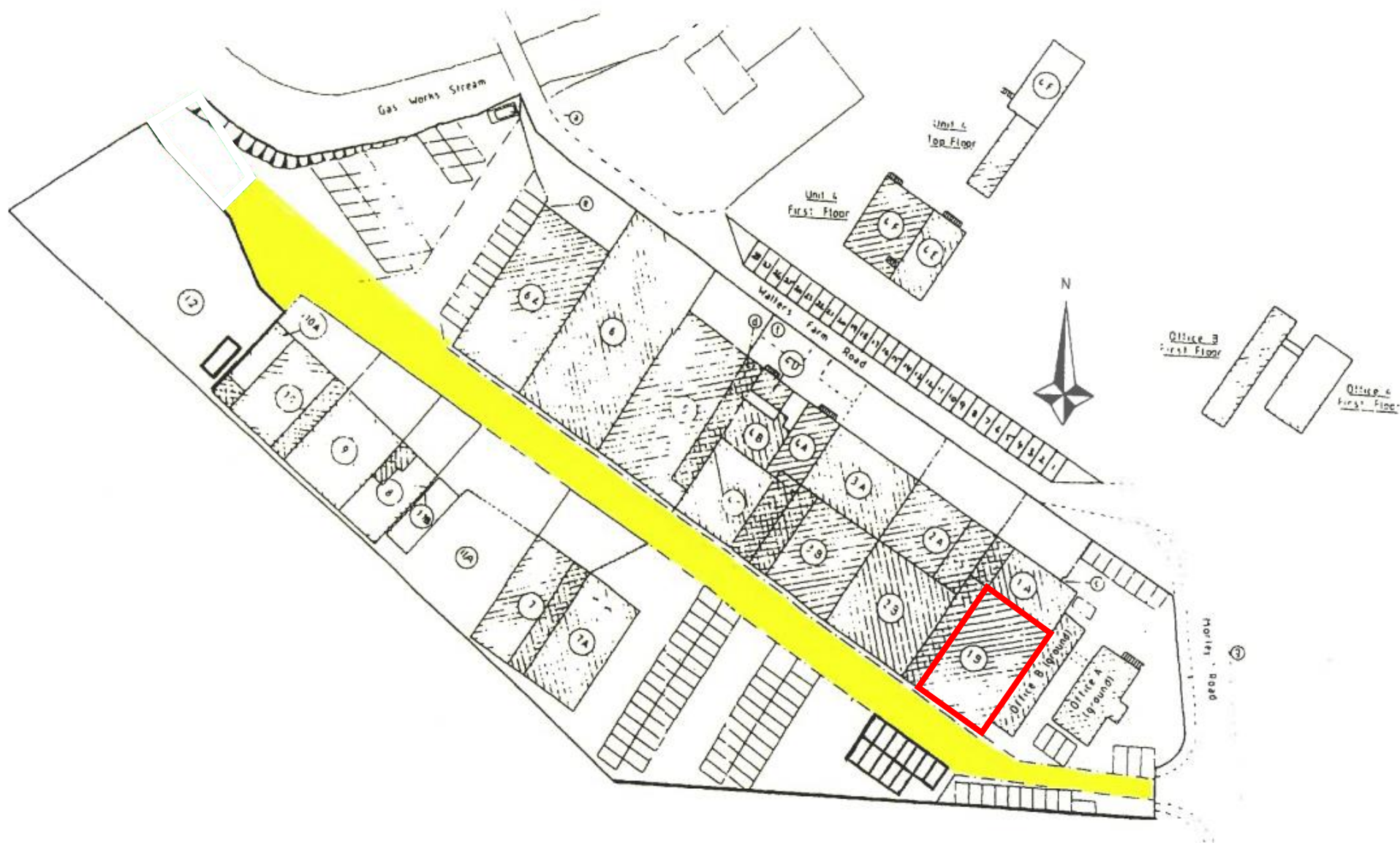
Joshua O'Brien

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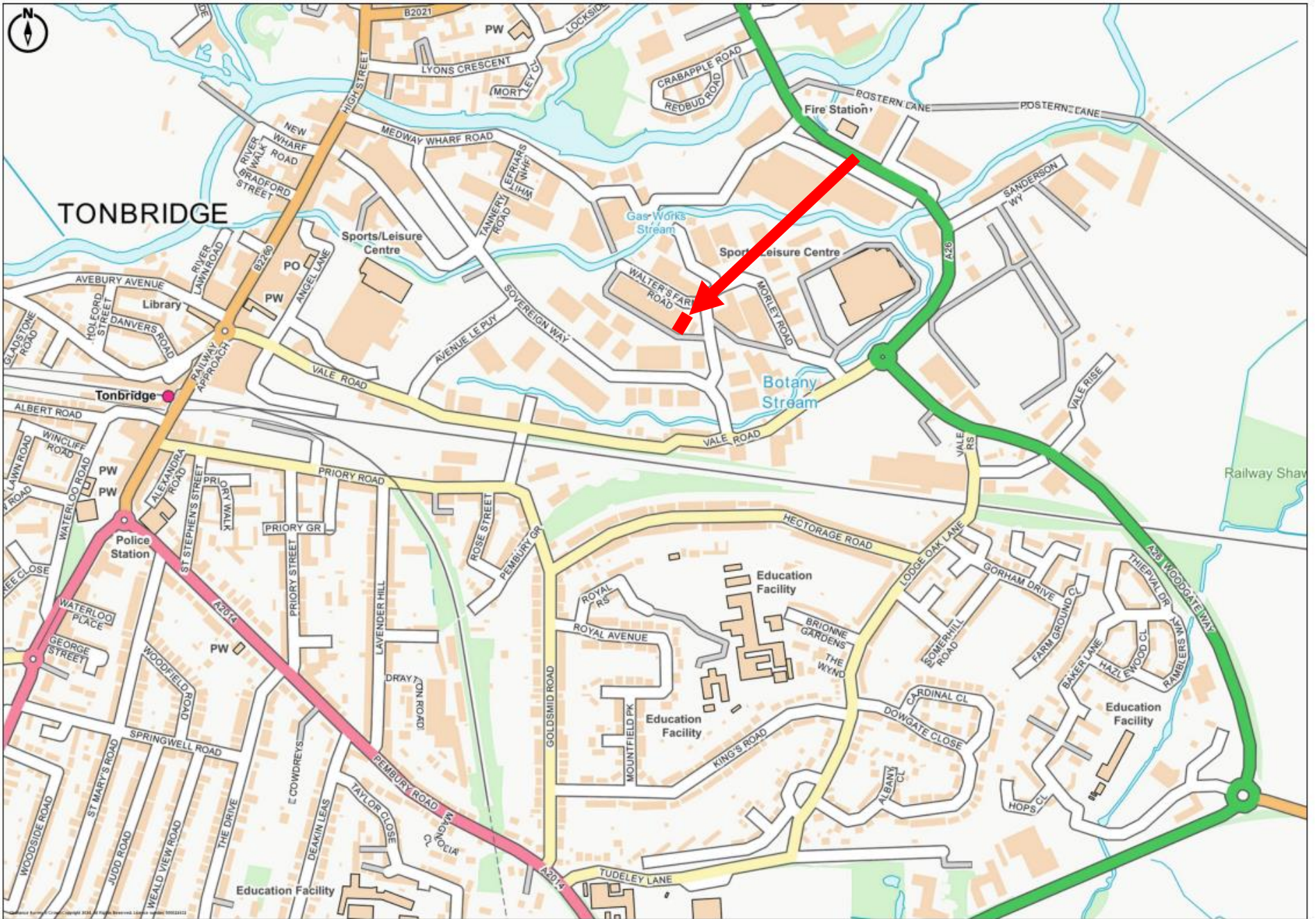
Subject to contract

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.



INDICATIVE LINE FOR IDENTIFICATION PURPOSES ONLY



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APPROX. 405 SQ M (4,360 SQ FT)

UNIT 1B
MUNDAY WORKS
off MORLEY ROAD
TONBRIDGE
KENT
TN9 1RA



2024 ANNUAL AWARDS

WINNER

TOP AGENCY

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