

oneCannonbridge



TO LET 876 SQ M (9,435 SQ FT)

WAREHOUSE INDUSTRIAL UNIT

Unit A, One Cannonbridge, Cannonbridge Industrial Estate, Cannon Lane,
Tonbridge, Kent, TN9 1PP

est. 1828
bracketts

LOCATION

The Cannonbridge Industrial Estate is situated on the eastern side of Cannon Lane around 0.5 miles from Tonbridge town centre and Tonbridge mainline station. Cannon Lane/Vale Road is the principal road running through the town's industrial and distribution estates. The A21 is around 1 mile to the south providing a direct dual carriageway link to Junction 5 of the M25 at Sevenoaks around 8 miles to the north.

DESCRIPTION

An end of terrace warehouse/industrial unit of concrete portal frame construction. The unit benefits from a large hardstanding secure yard.

FLOOR AREA

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

Unit - 887 m2 (9,435 sq ft)

Yard - 750 m2 (8,072 sq ft)

(Approximate GIA)

AMENITIES / SPECIFICATION

- 100Amp 3 phase electricity
- LED lighting
- Insulated fire rated partition walls & insulated roof panelling
- Gated yards
- Service and utility points (foul, water)
- Personnel roller & shutter doors (fully powered)
- Gas supply available

TERMS

A new full repairing and insuring lease on terms to be agreed.

RENT

Unit A - £104,000 pax

The rent is quoted exclusive of VAT, business rates and service charges and are subject to contract.

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

VAT

VAT will be payable.

USE

B2 & B8 of the use Town and Country Planning

(Use Classes) Order 1987 (as amended)

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 £89,000.

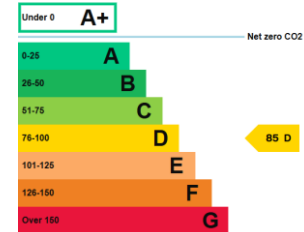
The UBR for 2024/25 is 54.6 in the £.

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.

EPC

This property's energy rating is D.



D 85

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Bracketts:

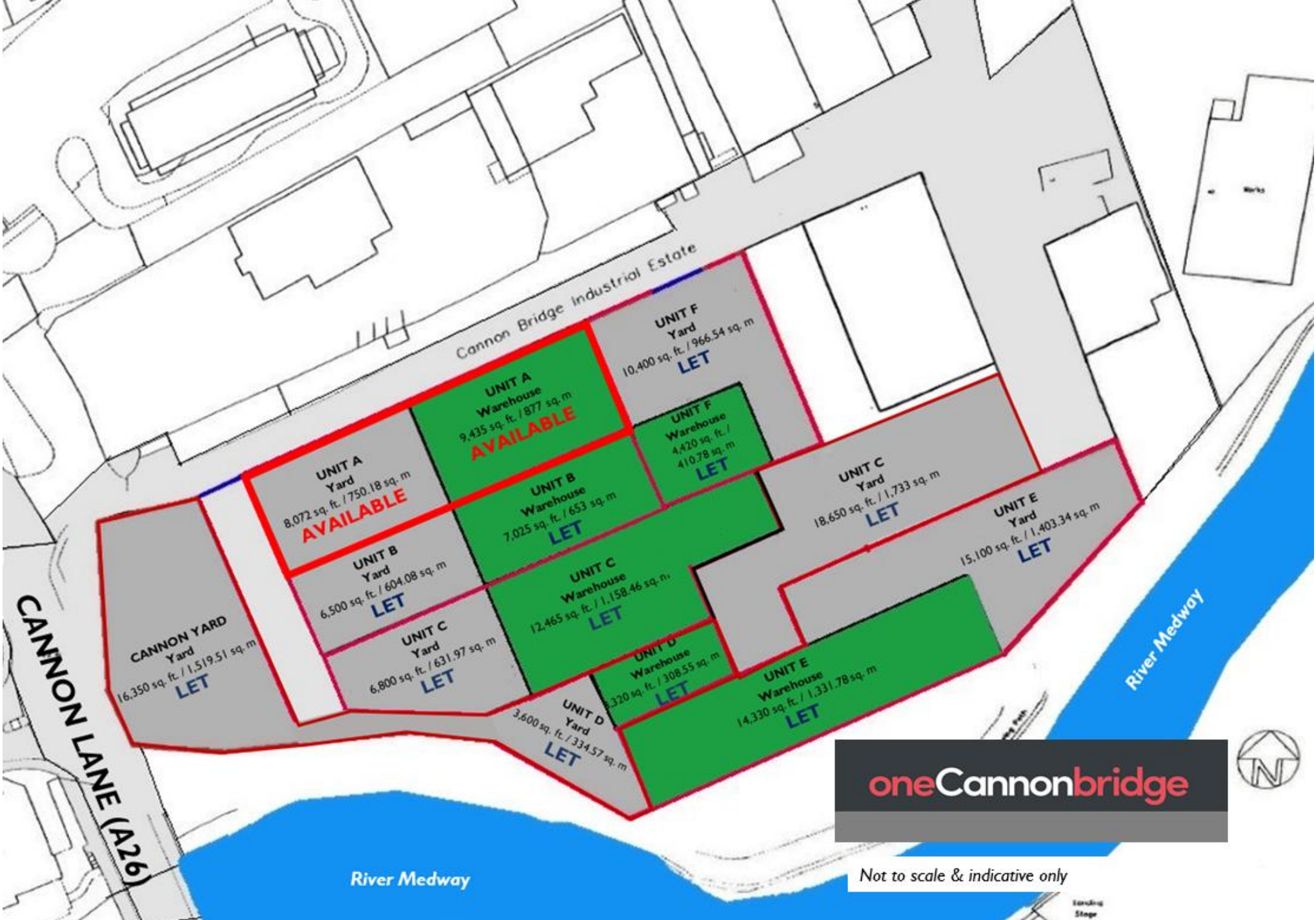
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CANNON LANE (A26)

River Medway

River Medway

oneCannonbridge



Not to scale & indicative only

Planning Stage

TO LET
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UNIT

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(9,435 SQ FT)

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Cannonbridge Industrial Estate
Cannon Lane
Tonbridge
Kent, TN9 1PP



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