



TO LET 164.9 m² (1,776 sq. ft)

COMMERCIAL UNIT suitable for a variety of uses

UNIT 4B VALLEY INDUSTRIES, CUCKOO LANE, TONBRIDGE, TN11 0AH

bracketts^{est. 1828}

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 of a self-contained suite with gas fired central heating, newly fitted separate male and female WC's and kitchenette.

The unit benefits from an open plan layout. Flooring to be arranged; can be in accordance with best practical use for new tenant (within reason, to be discussed).

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

FLOOR AREA

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

164.9 m² (1,776 sq. ft)

Measurements include kitchen and WCs. Interested parties are advised to verify the areas themselves.

AMENITIES / SPECIFICATION

- Gas central heating
- NEW Kitchenette
- NEW Separate male & female WC's
- New flooring to be installed
- Double doors on the East side of the unit, suitable for mechanical handling
- 6-10 car parking spaces (dependent on use)
- Secure Estate

SERVICE CHARGE

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

TERMS

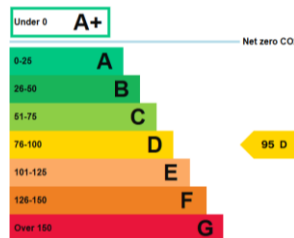
The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

POA (subject to VAT)

EPC

95D



BUSINESS RATES

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

The unit is currently listed as 'Workshop and premises' with a Rateable Value of £14,250.

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**

Josh O'brien

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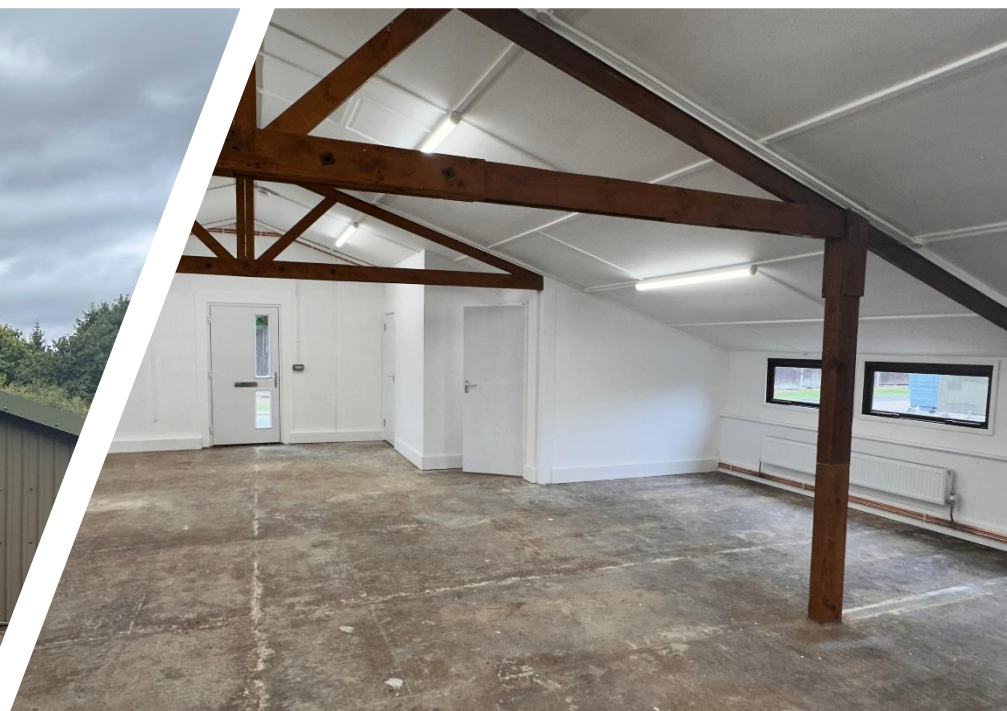
Dominic Tomlinson

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Subject to contract

Important Notice
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TO LET

BUSINESS UNIT

APPROX. 164.9 m² (1,776 sq. ft)

UNIT 4B
VALLEY INDUSTRIES
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TONBRIDGE
TN11 0AH

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