

# UNITS TO LET

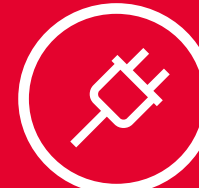
## 11,031 - 13,530 ft<sup>2</sup>



PROMINENT  
TRADE COUNTER



GOOD PARKING  
ALLOCATION



3 PHASE  
POWER SUPPLY



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TRADE COUNTER WAREHOUSE UNITS TO LET

# 8 & 9, DEACON TRADING ESTATE

VALE ROAD, TONBRIDGE, TN9 1SU

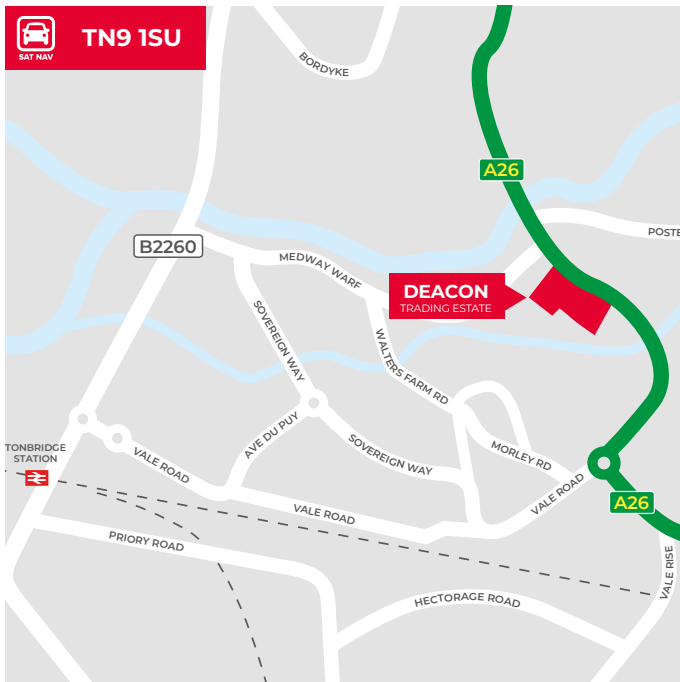


## LOCATION

Deacon Trading Estate is located on the eastern side of Tonbridge, prominently situated on the A26 Vale Road in a mixed commercial, albeit predominantly industrial area approximately 1.6 km (1 mile) from the town centre. Vale Road provides a direct link into central Tonbridge as well as linking up with the A21 to the south which provides direct access to Junction 5 of the M25 motorway 8 miles to the north.

## DESCRIPTION

The units are mid-terrace light industrial / warehouse units of steel portal frame construction. The units benefit from a clear internal height of 5.1 m (17 feet), electric loading doors and dedicated car parking and loading areas.



## SPECIFICATION

- Refurbished (subject to landlords further works)
- Prominent trade counter location
- First floor offices
- Electric roller shutter loading doors
- Good car parking allocations
- Three phase power supply

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 8	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	1,186	12,766
First Floor	71	764
<b>Total</b>	<b>1,257</b>	<b>13,530</b>

UNIT 9	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	958	10,304
First Floor	67	727
<b>Total</b>	<b>1,025</b>	<b>11,031</b>



On behalf of the landlord

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# DEACON TRADING ESTATE

## VALE ROAD, TONBRIDGE, TN9 1SU

### AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
5	TONBRIDGE PARTS PLUS	1,712	18,429
6	LOK'N STORE LTD	1,716	18,471
7	WOLSELEY	1,469	15,813
8	TO LET	1,257	13,530
9	TO LET	1,025	11,031
10	PLUMBING TRADE SUPPLIES	1,028	11,064
11	HOWDENS	1,040	11,198
12	SCREWFIX DIRECT LTD	834	8,978



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# DEACON

## TRADING ESTATE

VALE ROAD,  
TONBRIDGE, TN9 1SU

### LEASE TERMS

The units are available on a new full repairing and insuring lease.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

EPCs are available on request. Subject to update following the completion of landlords works.



On behalf of the landlord



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