

TO
LET



TO LET - Industrial Unit with Surfaced Yard
GF - GIA Approx. 2,415ft² [244.4m²] + Mezzanine & Yard
Unit 6 The Nortons, Collier Street, Marden TN12 9RR

When experience counts...

est. 1828
bracketts

TO LET

**INDUSTRIAL UNIT WITH
MEZZANINE STORES AND
SURFACED YARD**

GUIDE RENT £21,000 P.A.X

**UNIT 6 THE NORTONS
INDUSTRIAL ESTATE
COLLIER STREET
MARDEN
KENT
TN12 9RR**



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LOCATION / SITUATION

Marden is a village and civil parish approximately 8 miles south of Maidstone and approximately 14 miles east of Royal Tunbridge Wells. The market town of Cranbrook lies approximately 8 miles to the south.

The property is located on the outskirts of Colliers Street, a small village approximately 2.5 miles west of Marden.

Marden has a frequent train service to the Capital (journey time of approximately 60 minutes).

The property forms part of the Nortons Industrial Estate which is access via a shared estate road off the B2162.

DESCRIPTION

Traditional industrial unit within a rural business park. The premises benefit from sliding entrance door, concrete floor, offices, kitchen, mezzanine stores, eaves of 14'9" [4.4m] and surfaced yard.

ACCOMMODATION

Ground Floor:

Main unit GIA approx. 2,415ft² [244.4m²]
Rear yard with ladies + gents WC's

Mezzanine:

Stores GIA approx. 1,566ft² [145.5m²]

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.

Surfaced Yard:

GEA approx. 2,400ft² [222.9m²]

LEASE

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

The provision of Sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£21,000 per annum exclusive. Rent payable quarterly in advance on usual quarter days.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

VAT

Payable if applicable.

We are advised that the owner does not currently charge VAT.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the property is described as Workshop and Premises and has a Rateable Value of £14,500. The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts** Tel: 01892 533733

Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

WITHOUT PREJUDICE TO EXISTING LEASE.

03.07.25.DB



