



TO LET 307.5 SQ M (3,310 SQ FT)

WAREHOUSE / INDUSTRIAL UNIT

**19 ORCHARD BUSINESS CENTRE, SANDERSON WAY, TONBRIDGE, KENT
TN9 1QF**

bracketts est. 1828

LOCATION

The Orchard Business Centre is situated to the east of the town centre accessed off Sanderson Way and Vale Road which is the principal road running through the town's industrial estates. The A21 is some 0.7 miles to the south providing a dual carriageway link to Junction 5 M25 at Sevenoaks. The property is within around 0.7 miles of Tonbridge town centre and mainline station.

DESCRIPTION

Unit 19 comprises an inner terraced unit in a block of 5 of conventional steel portal framed construction below a coated steel insulated roof with rooflights. The unit has a single electrically operated roller shutter loading door and some office accommodation to both ground and first floors to the front with an open sided mezzanine storage floor.

FLOOR AREA

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

	Sqm	Sqft
Ground Floor	277	2988
First Floor Office/ Ancillary	30	322
Total GIA	307	3310
Mezzanine Storage Floor	77	830

AMENITIES / SPECIFICATION

- Gas fired hot air blower
- Single WC with shower
- Three phase electricity
- Approx 5.48m (18ft eaves height)

TERMS

Available to be let by way of a new full repairing and insuring lease for a lease term by arrangement.

ASKING RENT / PRICE

Rental price on application. VAT will be levied.

BUSINESS RATES

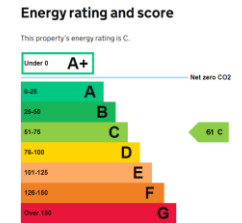
From the Valuation Office website, the property has a description of "Workshop and Premises" with a Rateable Value of £33,500.

The UBR for 2024/25 is 49.9 pence.

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



RENT DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

POSSESSION

Possession will be granted upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents
Bracketts: Telephone: **01732 350503**

Dominic Tomlinson

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Subject to contract

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