



TO LET 236.81 SQ M (2,549 SQ FT)

INDUSTRIAL / WAREHOUSE UNIT

UNIT 10 MUNDAY WORKS, (off MORLEY ROAD), TONBRIDGE, KENT, TN9 1RA

est. 1828
bracketts

LOCATION

The property is situated on the Munday Works Estate just off Morley Road, comprising part of the Tyler Works and Munday Works complex, located within the centre of Tonbridge and close to the High Street and mainline station. The property is 1.5 miles from the A21 bypass, providing a direct link to the M25 motorway network at Jct. 5 around 8 miles to the north.

DESCRIPTION

Comprises a mid terrace warehouse unit of part concrete and part steel framed construction below a pitched roof incorporating double skin roof lights, with part brick and part clad elevations. The minimum eaves height is c.3.90m (12.8 ft).

The unit has a single up and over roller shutter loading door, and separate male and Female WCs with the addition of a small kitchenette.

FLOOR AREAS

The unit has an approx. gross internal floor areas of 236.81 sq m (2,549 sq ft)

(all areas & measurements are approximate, and verification is recommended).

SPECIFICATION

- Mechanical roller shutter up and over loading door
- Three phase power
- Separate WCs
- Kitchenette

TERMS

The premises is available to be let, by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

Guiding rental of £32,000 per annum

BUSINESS RATES

Enquiries of the VOA Website indicate that the property has a Rateable Value of £23,500.

UBR for 2026/2027 is £0.48.

SERVICE CHARGE

An estate service charge is payable equivalent to 5% of the annual rent payable quarterly in advance.

RENTAL DEPOSIT

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

LEGAL COSTS

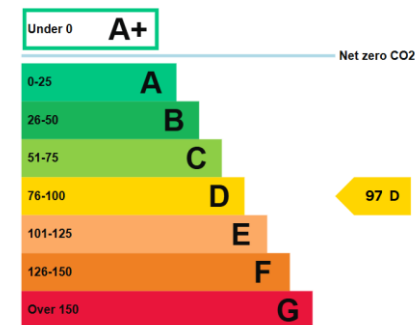
Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

EPC

97 D



VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Joshua O'Brien

Joshua.o'brien@bracketts.co.uk

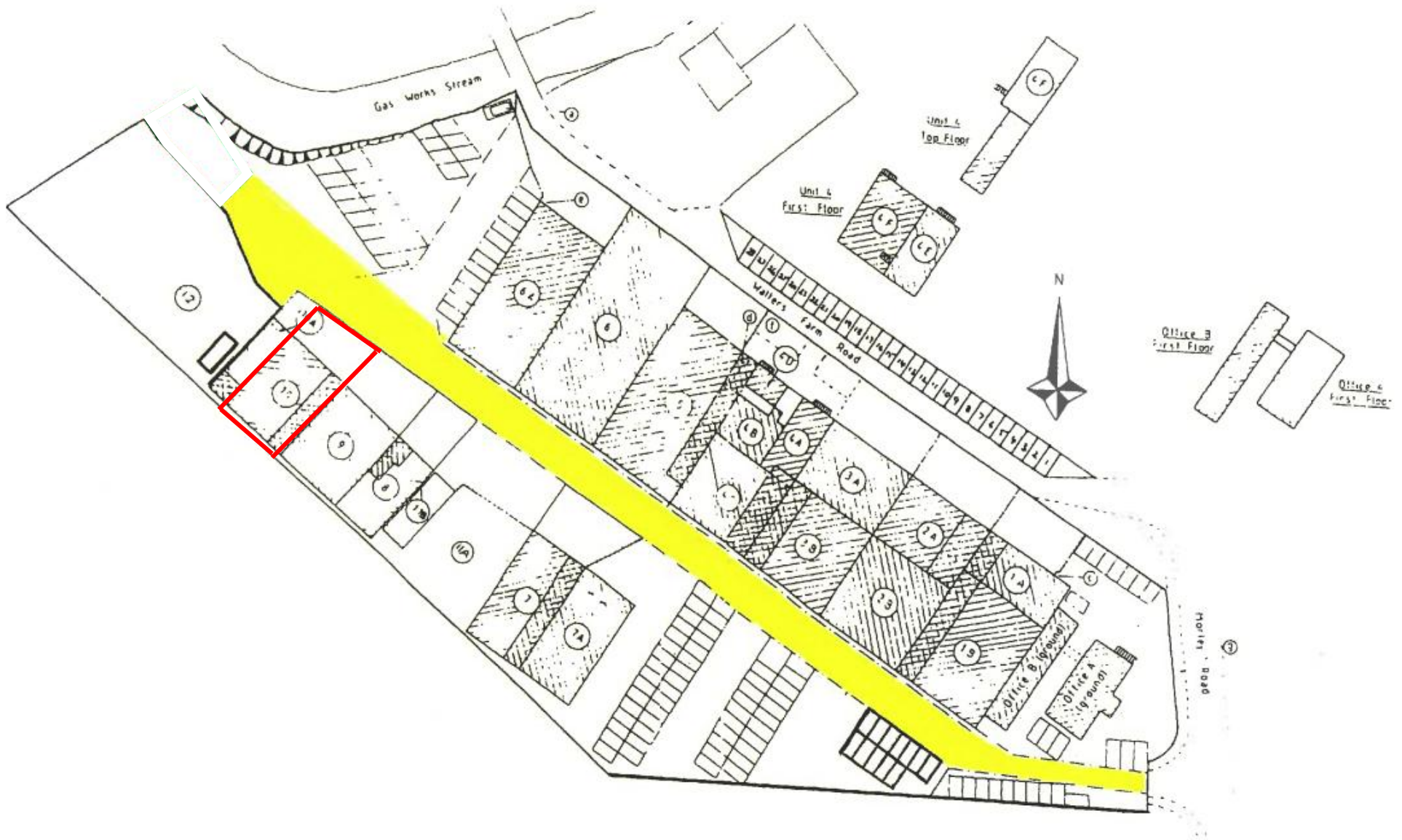
Dominic Tomlinson

Dominic.Tomlinson@bracketts.co.uk

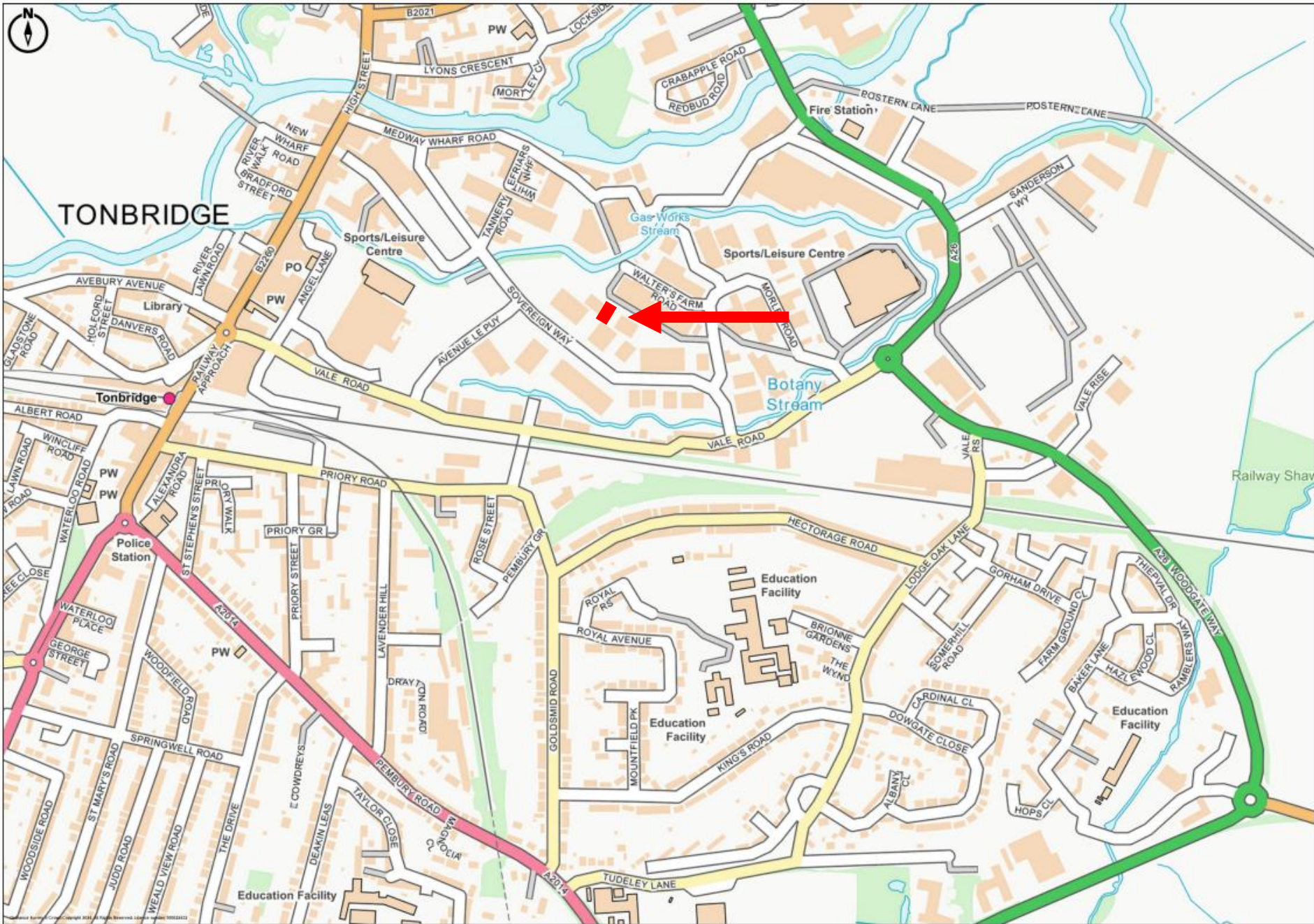
Subject to contract

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.



INDICATIVE LINE FOR IDENTIFICATION PURPOSES ONLY



TO LET

236.81 SQ M (2,549 SQ FT)

**INDUSTRIAL / WAREHOUSE UNIT
UNIT 10 MUNDAY WORKS, (off
MORLEY ROAD), TONBRIDGE,
KENT, TN9 1RA**



2025 ANNUAL AWARDS

WINNER

TOP AGENCY

bracketts est. 1828

132 High Street
Tonbridge
Kent TN9 1BB

Tel: (01732) 350503

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,
Tunbridge Wells, Kent
Tel: (01892) 533733