



TO LET

WAREHOUSE / INDUSTRIAL UNIT 303.23 SQ M (3,264 SQ FT)

UNIT 2, ARCHERS PARK, BRANBRIDGES ROAD, EAST PECKHAM,

TONBRIDGE, KENT, TN12 5HP

bracketts est. 1828

LOCATION

Archers Park is situated between the A228 dual carriageway East Peckham by-pass and the Branbridges Road. The development is in an extremely high profile position adjacent to a petrol filling station and a 24-hour Co-Op. The A21 is around 5 miles to the south and the M26/M20 motorways at Wrotham Heath are around 5 miles to the north.

DESCRIPTION

Archers Park comprises a development of 10 commercial units.

Unit 2 which has been extensively refurbished to new condition, is a mid terraced unit of steel portal frame construction with a profile steel sheet roof with approx. 10% double skin roof lights with elevations of composite cladding above facing brick/block cavity walls.

The unit has generous office accommodation over both ground and first floors. At ground floor the accommodation provides a reception area, male WC and female/disabled WC, a kitchenette and office/meeting room to the rear. At first floor the office accommodation is predominantly an open plan layout with a glass partitioned private office to the rear.

FLOOR AREA

The unit has an approx. gross internal floor area of:

	M ²	Sq ft
Ground Floor Warehouse	155.33	1,672
Ground Floor Office / Amenities	73.48	791
First Floor Office	74.14	801
Total	303.22	3,264

All areas are approximate and interested parties are advised to verify all measurements themselves.

AMENITIES / SPECIFICATION

- Eaves height approximately 6.0 m, rising to 7.1 m at the apex
- Contemporary high-specification ground and first floor offices
- Fire and intruder alarm systems installed
- Newly fitted kitchenette and separate WC facilities
- Brand new Mitsubishi air conditioning system with 10-year warranty
- LED lighting with PIR sensors and 5-year warranty
- Hikvision 8MP CCTV system and integrated door entry system, managed via a single app.
- 1000mbps Broadband Speeds via Fluent Telecom.

TERMS

Available by way of a new lease on terms to be agreed.

RENT

Rent on Application

VAT

TBC

BUSINESS RATES

Enquiries of the VOA Website indicate that the property currently has a Rateable Value of £45,500.

POSSESSION

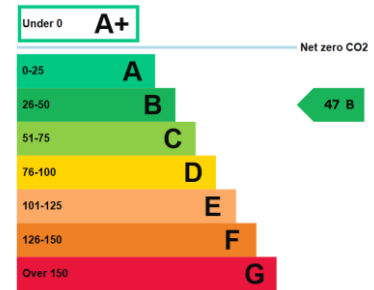
On lease completion, subject to vacant possession.

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

47B



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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through joint agents Bracketts and Stiles Harold Williams

Telephone: **01732 350503**

Joshua O'Brien

joshua.o'brien@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

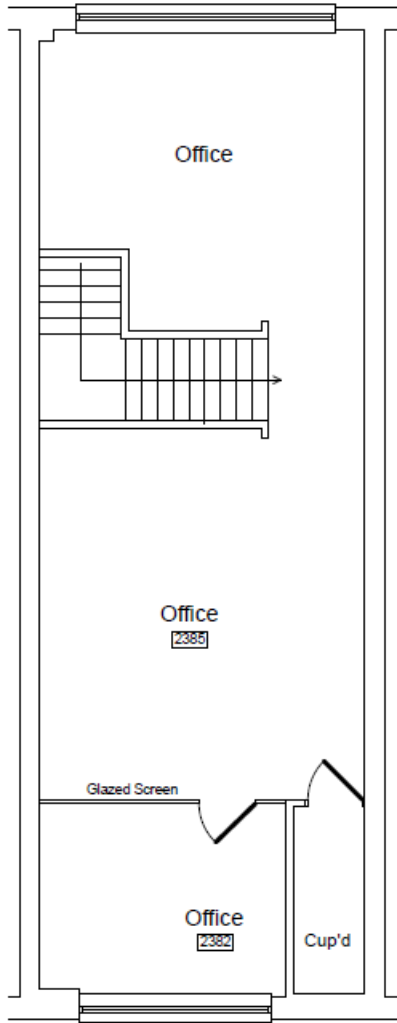
Or joint agent

Styles Harold Williams

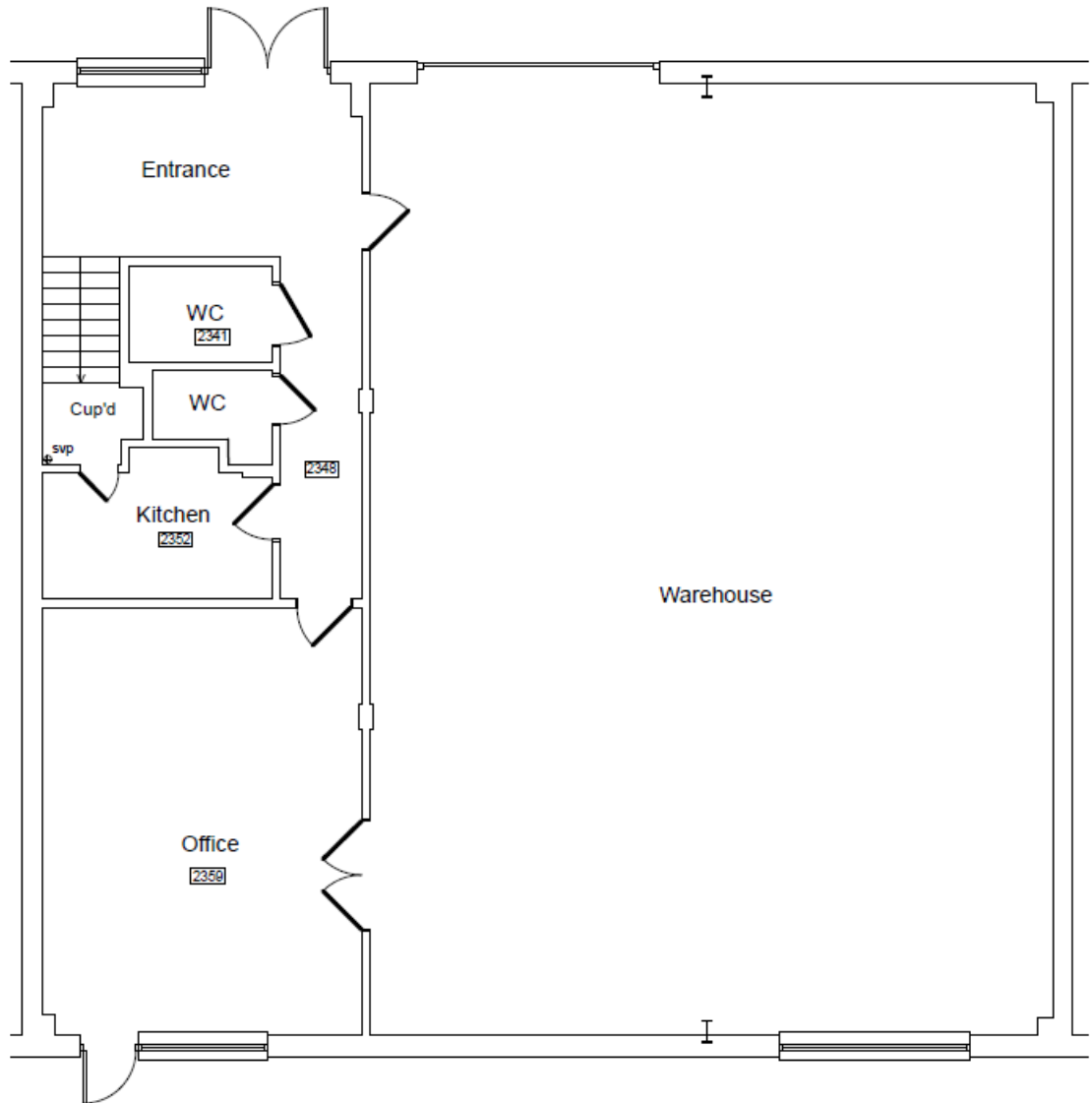
Tom Booker tbooker@shw.co.uk

Subject to contract

FLOOR PLANS – for identification purposes only

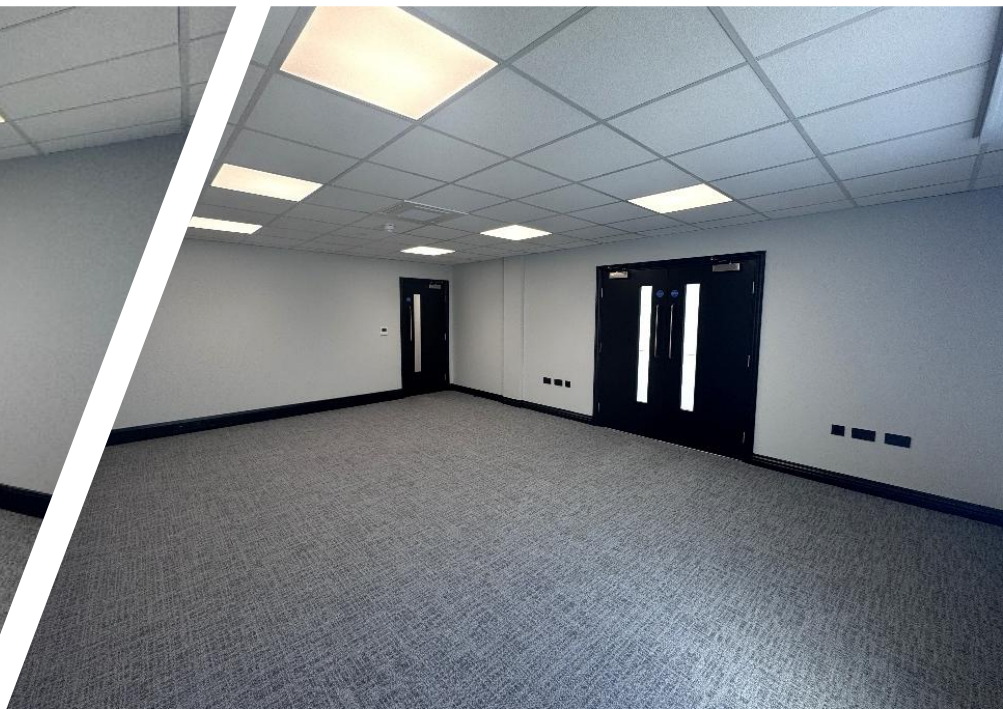


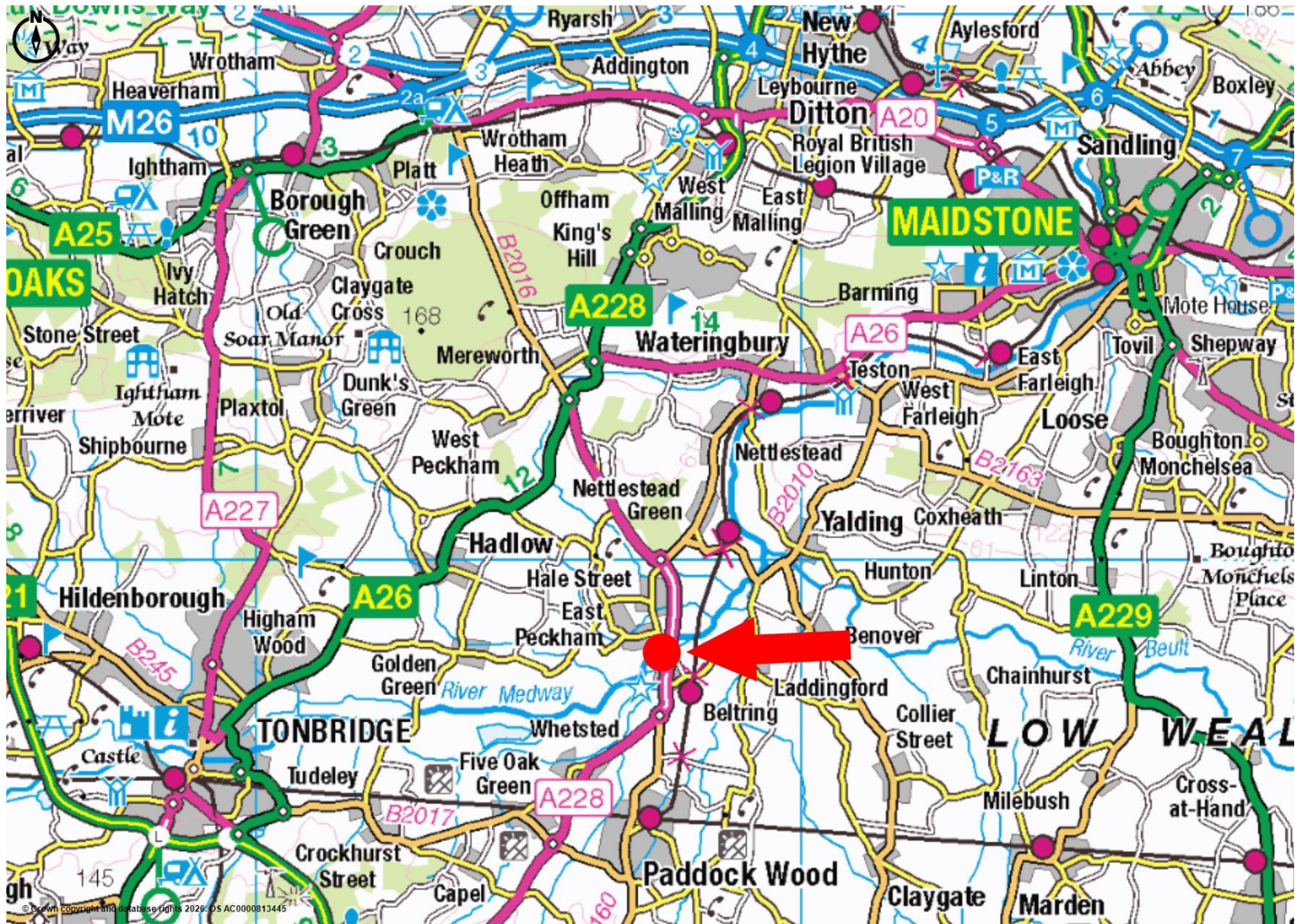
FIRST FLOOR



GROUND FLOOR







CoStar AWARDS

WINNER
TOP AGENCY



est. 1828
bracketts

Tonbridge

Address: 132 High Street, Tonbridge, Kent, TN9 1BB
T:01732 350503

Royal Tunbridge Wells

Address: 27-29 High Street, Tonbridge Wells, Kent, TN1 1UU

