

Vale Road, Tonbridge, TN9 1SU

# To let - Unit 9 Refurbished prime trade counter/ warehouse unit

11,031 sq ft (1,025 sq m)

- Prominent main road trade counter location
- Situated on the A26 which provides fast access to the A21

Chancerygate

# Right spaces.

# Right places.

Deacon Trade Park occupies a prominent position on Vale Road with excellent visibility from both the A26 and Vale Road. The estate is a well-established trade counter location, home to a range of national and local operators including Alsford, Screwfix, Lok'n Store, City Plumbing and Howdens.

Located in the heart of Tonbridge, it is approximately one mile from the town centre and Tonbridge Rail Station, which provides regular services to Central London in around 45 minutes. The park offers easy access to the A21, with the M25 just 10 miles to the north.









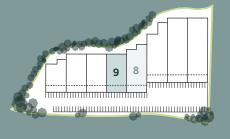
# **Description**

Flexible unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

### Available now

Total	11,031	1,025
First floor	727	67
Ground floor	10,304	958
	sq rt	sq m

All areas are approximate on a GIA (Gross Internal Area) basis



Note: Unit 8 is also available. Units can be combined to provide a maximum total area of 24,561 sq ft.



5.1m minimum clear internal height



Prominent trade counter location



Generous parkin facilities



Ability to combine unit



First floor



3 phase power supply



Electric loading doors

#### **Terms**

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

## Rent

Rent on application.

#### **EPC**

EPC B rating.

# Service charge

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate.

#### VAT

VAT will be applicable to rents and other outgoings on the estate.

## **Business rates**

Available upon request.

# Legal costs

Each party to bear their own legal costs.

# Contact agents to find out more



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